



GRASSROOTS
REALTY GROUP

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42 Corner Glen Manor NE
Calgary, Alberta

MLS # A2284715



\$474,999

Division:	Cornerstone		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,691 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 282

LLD: -

Zoning: M-G

Utilities: -

Inclusions: NA

Brand-new 2025 end-unit townhome offering modern design, extra natural light, and exceptional functionality. The entry level features a welcoming foyer with ample storage and a bright bedroom — ideal for guests or a home office. The main floor showcases an open-concept layout with kitchen featuring full-height cabinetry, stainless steel appliances, pantry, and a large quartz island. Spacious dining and living areas lead to a private balcony, perfect for relaxing or entertaining, along with a convenient powder room. Upstairs, the primary suite includes a walk-in closet and private 4-piece ensuite, complemented by two additional bedrooms, a full bathroom, and upper-floor laundry. Complete with an attached double garage and end-unit privacy, this home is ideally located close to parks, future schools, shopping, and major routes.