



**109 Corner Glen Green NE
Calgary, Alberta**

MLS # A2291705



\$699,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Stop settling for "almost perfect" and start building your dream. This is a rare opportunity to SECURE A PREMIUM, OVERSIZED PIE-SHAPED LOT IN THE VIBRANT COMMUNITY OF CORNERSTONE. With an IMPRESSIVE REAR WIDTH OF APPROXIMATELY 57 FEET, you finally have the space to create the sprawling backyard you've always wanted. Whether you have a vision from scratch or want a head start, we provide the flexibility to ensure your home fits your lifestyle perfectly. START WITH OUR POPULAR PRE-PLANNED MODELS AND MODIFY THEM TO SUIT YOUR FAMILY'S SPECIFIC NEEDS. All our pre-planned options already feature popular and much needed Main Floor Bedroom and Full Bathroom, Upstairs Bonus Room and customizations can be done to include Spice Kitchen, Front Facing Bonus Room and much more! THIS LOT IS JUST WALKING DISTANCE TO AN EXISTING PLAYGROUND and a few minutes from the future school site and the upcoming community recreation center. Cornerstone offers an effortless access to Country Hills Blvd and Stoney Trail, keeping the rest of Calgary within easy reach. Discuss with us about your need for a finished basement legal suite (subject to permits and City of Calgary approval). Don't miss this opportunity of building your dream home on a not so commonly available pie-shaped lot.