GRASSROOTS REALTY GROUP

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237 Corner Glen Way NE Calgary, Alberta

MLS # A2299164

$859,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,723 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Environmental Reserve, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Data

Inclusions: NA

READY IN FALL 2026 / WALK-OUT BASEMENT / CONVENTIONAL LOT BACKING ONTO POND / SPICE KITCHEN / MAIN FLOOR BEDROOM + FULL BATH / TOTAL 5 BED + 4 FULL BATH / TWO MASTER BEDROOMS / NEW HOME GST REBATE (Eligibility restrictions apply). Amazing Design! Unique in Features! Brand New Home! Over 2720+ SQFT of stylish design welcomes you into this stunning FIVE BEDROOM and FOUR FULL BATH home located in the beautiful community of Cornerstone. Stepping inside, you're welcomed into a thoughtfully designed formal GUEST sitting area. The spacious FAMILY room on the back offers an abundance of space for your whole family to enjoy! The gorgeous OPEN FLOOR PLAN with 9 feet ceiling, invites you in to discover a big kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel appliance package with an upgraded cooktop, French Door Fridge, Built in Wall Oven/Microwave Combo and a power packed built-in hood fan. A large SPICE KITCHEN which doubles as pantry has a second sink for convenience. The main floor has a beautiful view of the pond from large windows overlooking a SOUTH-FACING BACKYARD with an OVERSIZED 17 FEET WIDE DECK full of sunlight all-day. A sizeable 5TH BEDROOM on the main floor, perfect for a large family or working from home, along with full bath with standing shower adjacent to this functional space. A mudroom with storage gives a convenient space for the family to access to and from garage. Upstairs, you will discover FOUR MORE BEDROOMS with TWO MASTER Bedroom's, with the main one boasting a TRAY CEILING, a 5pc en-suite with dual vanities, standing shower, window overlooking the pond and large walk-in closet. A centralized BONUS ROOM with VAULTED CEILING offers an additional living space and another 3-pc

full bath and LAUNDRY WITH SINK and storage complete this level. ADDITIONAL FEATURES: Upgraded Fit and Finish throughout house, ALL BATHROOMS having standing showers, Walk-out lot backing onto pond, Iron spindle railing added to stairs, and raised 9' basement ceiling height. Situated close to the International Airport with quick access to Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family.

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