



**20 Corner Glen Road NE  
Calgary, Alberta**

**MLS # A2149176**



**\$749,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this Brand-New home in Cornerstone featuring a Double Attached Garage and offering 1946.40 sq.ft. of Living Space. Upon Entering, you are greeted by a welcoming FOYER and a convenient MUDROOM on the Main Floor. The Open-Concept Kitchen is equipped with Stainless Steel Appliances and a Pantry, seamlessly connecting to the Dining Area and Living Room. Upstairs, you'll find a spacious Master Bedroom with a luxurious 5-piece ensuite bathroom and a closet. Additionally, there are two generously sized bedrooms, each with walk-in closets, a 4-piece bathroom, a Family Room, and a Laundry Area to complete the Upper Floor. The Lower level is undeveloped, with a side entry, offering potential for future customization. The home also boasts a great backyard. Located in the thriving community of Cornerstone, this home is close to upcoming parks, schools, LRT stations, and has excellent access to the airport, Stoney Trail, and Deerfoot Trail. Contact your realtor today to schedule a viewing!