



GRASSROOTS
REALTY GROUP

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**302 Corner Glen Circle NE
Calgary, Alberta**

MLS # A2180747



\$499,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,568 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Townhome built by Shane Homes. This unit features 4 bedrooms, 2.5 bathrooms with an attached double car garage. The main floor entrance level is developed with a flex area which can be used as Bedroom or Office. Walking up the stairs you will find the upper-level main floor which is bright and open and has vinyl plank throughout; the L-shaped kitchen has quartz countertops, stainless steel appliances; a spacious dining area open to the living room, a 2 pc bathroom and a north-facing balcony with gas line. The top floor has a primary bedroom with a walk-in closet and 3 pc ensuite with shower with glass sliding door; 2 additional bedrooms; a 4 pc bathroom; a stacked laundry closet and a linen closet. This complex has ample of visitor parking, and a beautifully landscaped courtyard area. Located in Cornerstone with just steps away from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and local restaurants. Plus plenty of future parks, school spaces, and LRT stations and excellent access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss out on the opportunities to own a Beautiful townhome in Cornerstone.