



**313 Corner Glen Way NE
Calgary, Alberta**

MLS # A2198785



\$779,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

HUGE HUGE LOT (29.5 BY 145) Welcome to this beautiful, brand new, 2,150+ square foot, two-story home located on a quiet street in the highly sought-after neighborhood of Cornerstone on a huge size lot. This house offers 3 bedrooms plus a main floor den and 3 full bathrooms PLUS living room, Huge bonus room, kitchen, spice kitchen, pantry and dining area. House also comes with EXTERIOR SEPARATE SIDE ENTRY to an unspoiled basement, perfect for future development. This open living plan features a modern fireplace and is showcased by the high ceilings and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The TWO-TONE kitchen with hidden spice kitchen and pantry is styled in classic dark and light shades of grey completes with stainless steel appliances (1 electric stove & 1 gas stove, french door fridge, dishwasher, built in wall microwave and lot more) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious 5-piece ensuite bathroom and custom tile shower, encased in glass and dual sink vanity. The remaining 2 bedrooms are generously sized and share a well-appointed 3-piece bathroom. The laundry room and a bonus room are also conveniently located upstairs. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a private viewing today!