



GRASSROOTS
REALTY GROUP

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99 Corner Glen Manor NE
Calgary, Alberta

MLS # A2208216



\$629,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: N/A

Welcome to this stunning , exquisitely crafted beautiful detached home in the vibrant community of Cornerstone, Calgary. Spanning 1,526 square feet, this thoughtfully designed property features 3 spacious bedrooms and 2.5 bathrooms. The heart of the home is the upgraded kitchen, showcasing elegant finishes, plenty of cabinet space, and modern appliances perfect for both family meals and entertaining. One of the standout features is the convenient separate side entrance, offering direct access to the basement which comes equipped with legal rough-ins completed by the builder. This adds tremendous potential for future development or a legal suite. A host of additional upgrades further enhance the home, ensuring comfort and style at every turn. Nestled in a growing neighborhood near future schools, parks, and shopping, this residence is an ideal choice for families and investors alike. Don't miss out on this exceptional opportunity—schedule your private tour today!