



GRASSROOTS
REALTY GROUP

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**208 Corner Glen Avenue NE
Calgary, Alberta**

MLS # A2210429



\$634,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,463 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement - Fridge-Electric Stove, Hood Fan, washer/dryer

*Legal 2 Bedroom Basement Suite ** Corner Lot | 1,463 SqFt | Open Floor Plan | High Ceilings | Recessed Lighting | Pantry | Granite Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating | 3 Upper Level Bedrooms | 2.5 Baths Main & Upper | Upper Level Laundry | Separate Entry to Legal Basement Suite | Basement Laundry | 2 Beds & 1.5 Bath | Rear Parking Pad | Alley Access | Great Backyard. Welcome to your remarkable 2-storey family home boasting 1,463 SqFt throughout the main and upper levels with an additional 659 SqFt in the legal 2 bedroom basement suite. Open the front door to a foyer with closet storage and views into the open floor plan main level. The front living room is bright with natural light beaming in through the large windows. The main level open concept floor plan and high ceilings emphasizes the vast living space of this home. The dining room leads into the kitchen where you'll find ample cabinet storage, stainless steel appliances, granite countertops and a pantry for dry goods storage. The kitchen island has space for barstool seating making this a great spot to enjoy small meals. At the rear of the home is a 2pc powder room and a mud room with closet storage. The mud room has a door to the backyard and rear gravel parking pad! Upstairs, you'll find three generously sized bedrooms, each designed for ultimate comfort. The plush carpet flooring enhances the cozy feel, while the two luxurious four-piece bathrooms provide ample space and modern finishes. The primary bedroom is partnered with a walk-in closet to hold every season's items! The upper level laundry room is an added bonus as its conveniently located near all your bedrooms. Downstairs, the legal 2 bedroom basement suite has a separate side entry for private access. The basement opens to an open floor plan kitchen and rec room

making a central living and dining area. The kitchen is outfitted with full height upper cabinets and stainless steel appliances. The two bedrooms on this level are both sizeable and have great closet space. The main 4pc bath has a tub/shower combo and single vanity with storage below. The basement utility room holds the basement laundry making this legal suite completely self sufficient from the main & upper levels. Outside, the great backyard is ready for you to make it your own! Choose an outdoor dining area or a full lawn. The rear gravel parking pad is for 2 cars to park. The front of the home has street parking readily available too. Hurry and book a showing at this incredible home today!