

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

MLS # A2183630



\$779,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 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, Zero Lot Line		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, 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: Double Vanity, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautiful, brand new, 2,100+ square foot, two-story home located on a quiet street in the highly sought-after neighborhood of Cornerstone. This house offers 3 bedrooms plus a main floor den and 3 full bathrooms PLUS living rooms, 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 on a custom tiled wall and is showcased by the high ceilings and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The gourmet kitchen with hidden spice kitchen and pantry is styled in classic dark shades of grey completes with stainless steel appliances (gas stove & electric stove, french door fridge, dishwasher, built in wall microwave) 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 vanities. 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!