



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**106 Corner Glen Grove NE  
Calgary, Alberta**

**MLS # A2300158**



**\$619,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

BRAND NEW 2026 BUILT HOME | 4 BEDROOMS | 3 FULL BATHROOMS | MAIN FLOOR BEDROOM & FULL BATH | SEPARATE BASEMENT ENTRY | Welcome to this exceptional brand-new home offering 1,858 sq. ft. of thoughtfully designed living space, where modern elegance meets everyday comfort. Perfectly crafted for growing families and multi-generational living, this home delivers both style and functionality in every corner. Step inside to a bright and welcoming foyer featuring a spacious walk-in closet, leading you into an open-concept main floor adorned with durable and stylish luxury vinyl plank flooring throughout. The heart of the home is the beautifully upgraded chef's kitchen, showcasing sleek quartz countertops, contemporary cabinetry, a chic sink, and high-end stainless steel appliances—including a double-door refrigerator, gas stove, built-in microwave, dishwasher, and a striking chimney-style hood fan. A large double-door pantry provides ample storage, while the adjoining dining and living areas create the perfect space for entertaining or relaxing with family. A rare and highly desirable feature on the main level is the full bedroom paired with a full bathroom with a standing shower, making it ideal for guests, seniors, or extended family. Upstairs, retreat to the spacious primary bedroom complete with a walk-in closet and a private 3-piece ensuite. Two additional generously sized bedrooms, a full 4-piece bathroom, a versatile bonus room, and a convenient upper-level laundry area provide comfort and practicality for everyday living. The unfinished basement offers incredible potential with 9-foot ceilings, two large windows, a separate side entrance, and legal suite rough-ins, making it an excellent opportunity for future development or rental income. Step outside to a generously sized backyard—perfect for summer barbecues, outdoor

gatherings, or simply unwinding after a long day. Adding to the charm, the home faces a scenic pond with beautiful walking paths, creating a peaceful and picturesque setting. Ideally located close to shopping, parks, playgrounds, schools, public transit, and major routes, including easy access to CrossIron Mills Mall and YYC Airport, this home combines convenience with lifestyle. Move-in ready and loaded with upgrades, this stunning home truly has it all. Don't miss your chance—schedule your private showing today!