



**123 Corner Glen Drive NE
Calgary, Alberta**

MLS # A2310608



\$619,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: -

Discover modern elegance in this 1641 sq.ft., 4-bedroom, 3-bathroom home, ideally situated in Cornerstone Community. With its close proximity to parks, playgrounds, and scenic walking paths, this home offers an exceptional balance of serene surroundings and cutting-edge amenities. As you Step into this fully upgraded home built by award winning Shane Homes you feel sense of belonging. The main floor includes a bright bedroom with a large window and a full bathroom—an ideal setup for guests or extended family members. The expansive living and dining areas are perfect for creating cherished memories, whether entertaining friends or enjoying quiet nights with family. The kitchen, designed for the modern chef, features south-facing windows, upgraded stainless steel appliances, quartz countertops, and 42-inch cabinets for maximum storage. A generous island and walk-in pantry complete the space, ensuring both style and function. The upper level is your personal retreat, anchored by a spacious master suite with a 3-piece ensuite that includes a standing shower, and an oversized walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a laundry room add to the convenience and comfort of this floor. The unfinished basement provides a blank canvas for future customization, complete with a separate entrance, rough-in plumbing for a bathroom, and large windows that let in natural light. Whether you're considering additional living space, a rental suite (subject to city approval), or a recreation area, the possibilities are endless. This home also includes a complimentary With a gravel pad at back for a future double garage, this property is ready to meet your needs today and grow with your family tomorrow. Backed by a New Home Warranty and set in the vibrant Cornerstone Community, this home represents a smart

investment in comfort, style, and location. Act now to make it yours!