



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**57 Corner Glen Row NE**  
**Calgary, Alberta**

**MLS # A2317348**



**\$609,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Covered, Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Storage		

**Inclusions:** Basement suite - Electric Range, Refrigerator, Microwave, Washer/Dryer, Hood fan, Blinds

Stylish 2-Storey Home with Legal Suite & Double Detached Garage Welcome to this beautifully designed 2-storey home in the highly desirable community of Cornerstone, featuring a legal basement suite and a double detached garage—offering the perfect blend of modern living, functionality, and investment potential. Situated in one of Calgary’s fastest-growing neighborhoods, this home provides convenient access to parks, schools, shopping, public transit, and major roadways, making daily commuting and family living effortless. The bright and inviting main floor boasts an open-concept layout with a spacious living room and a contemporary kitchen offering ample counter space and storage—ideal for entertaining and everyday living. A convenient 2-piece bathroom, mudroom, and access to the rear deck add practicality and comfort to the space. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat complete with a walk-in closet and a 3-piece ensuite. The upper-level laundry room adds extra convenience for busy households. The professionally developed basement features a fully self-contained legal suite with its own private entrance, kitchen, bedroom, full bathroom, and laundry facilities—perfect for generating rental income, accommodating extended family, or supporting multi-generational living. The desirable south-facing front exposure fills the home with natural light throughout the day. Whether you're a first-time buyer, growing family, or savvy investor, this exceptional property offers outstanding value and versatility in one of Calgary's most sought-after communities.