



**310 Corner Glen Circle NE  
Calgary, Alberta**

**MLS # A2319648**



**\$435,500**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** NONE

Secluded in a very quiet private location. sunny south facing home with your balcony overlooking the Beautiful Courtyard. Classic layout with Double Attached garage with side by side parking. This leads into the main level which features a comfortable FLEX ROOM. Use as a Bedroom, Office or Card games Room. As you move up to Level Two you are greeted with a Kitchen with eating area, Huge Living or Great Room with 9' ceiling. Lovely White Cupboards some Soft Close Cupboards. Enjoy excellent Quartz Counter Tops. Double Stainless Sink and the Special European Deep Pot Drawers the Dining Room currently combines with part of the Living or Great Room. Kitchen features. Just off the Living Room is a Neat TECH NICHE for your Home Compute or Children's Homework. This opens out the 2nd Deck which also features GAS for Your BBQ. This Level also features a 2-pce bathroom conveniently located for privacy. The 3rd level features a GIGANTIC MASTERBEDROOM with walk-in-closet and private 3pce Bathroom with seat and One Piece Shower Surround with Ceramic Tiled Top. There are also Two other bedrooms a 4-pce bath also with a One Piece Tub Surround with Ceramic Tiled Top. The Laundry Room is also on this Level. The home is Priced well Below City Of Calgary Assessment. Located with quick access to Calgary Ring Road (Stony Trail) also Country Hills Boulevard. Very Popular Northeast Subdivision with lots of Growth Potential.