



GRASSROOTS
REALTY GROUP

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138 Corner Glen Square NE
Calgary, Alberta

MLS # A2321292



\$814,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to this brand-new home offering just under 2,250 sq.ft. of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, a bonus room, and exceptional potential for future development. The main floor showcases durable luxury vinyl plank flooring throughout, 9' ceilings, and an open-concept layout designed for both everyday living and entertaining. The stunning kitchen serves as the heart of the home, featuring a large white quartz island, white cabinetry, champagne bronze faucet and cabinet hardware, and an abundance of storage and workspace. A fully equipped spice kitchen adds even more functionality with its own gas range and sink, making meal preparation effortless. The spacious living area is enhanced by an elegant electric fireplace and modern pot lighting throughout the kitchen and living room, creating a bright and inviting atmosphere. A dedicated main floor den provides the perfect space for a home office, study, or flex room. Upstairs, you'll find four generously sized bedrooms, a versatile bonus room, and the convenience of keeping the whole family on one level. The primary retreat features a luxurious 5-piece ensuite, while a secondary bedroom enjoys its own private 4-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms, making this home ideal for growing families or multi-generational living. Matte black hardware throughout the home provides a modern and cohesive design aesthetic. The unfinished basement features 9' ceilings, a separate side entrance, and rough-ins for a future suite (a secondary suite would be subject to approval and permitting by the city/municipality), offering outstanding potential for future development or additional living space. Completing the home is a double attached garage and a rear deck area with a gas line ready for your BBQ. As a brand-new build, this home offers the

benefits of modern construction, contemporary finishes, and the opportunity to be the very first owner. Combining stylish design, functional living spaces, and future development potential, this is an exceptional opportunity for homeowners and investors alike. Situated near Calgary International Airport with quick access to Deerfoot Trail and Stoney Trail, Cornerstone continues to grow with exciting new amenities, offering exceptional convenience and a vibrant community lifestyle.