



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

MLS # A2326683



\$849,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Built by Shane Homes and siding onto a park with only one immediate neighbour, this walkout home offers a thoughtful layout loaded with quality upgrades and finishes, while still benefiting from much of the Alberta New Home Warranty. The main floor features an office, full bathroom, open living space and a beautiful kitchen with a separate spice kitchen. Engineered hardwood flooring runs throughout the main and upper levels. Upstairs you'll find three bedrooms and a bonus room, with walk-in closets in every bedroom, including an exceptionally spacious walk-in closet in the primary suite. The walkout basement, complete with a separate side entrance, offers future lower suite potential (subject to City approval). Located close to parks, shopping, CrossIron Mills, Calgary International Airport and major roadways, this is a home that's hard to duplicate.