



GRASSROOTS
REALTY GROUP

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41 Corner Glen Row NE
Calgary, Alberta

MLS # A2328151



\$559,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,579 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Basement Appliances :- Refrigerator, Stove, Hood fan, Washer/Dryer

Welcome to this stunning open concept home in Cornerstone, one of northeast Calgary's premier master planned communities. The main level boasts a bright and seamless layout highlighted by a chef inspired kitchen with a sleek chimney hood fan. Upstairs, the master retreat features a private ensuite bath, perfectly complemented by two additional spacious bedrooms, a full main bath, and a dedicated laundry room for ultimate daily convenience. Generating income is effortless with the fully finished, legal one bedroom and one bathroom rental basement, which comes complete with its own separate laundry facilities. Families and investors alike will love the prime location, which sits just steps away from a future school site, a newly approved Gurudwara Sahib, beautiful community ponds, and endless local parks.