



GRASSROOTS
REALTY GROUP

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20 Corner Glen Avenue NE
Calgary, Alberta

MLS # A2333009



\$644,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning, fully upgraded home that perfectly blends modern elegance with everyday functionality. From the moment you step inside, you'll be impressed by the bright and spacious open-concept main floor, thoughtfully designed for comfortable living and entertaining. Large upgraded windows flood the home with natural light, creating a warm and inviting atmosphere. The spacious living room seamlessly connects to the dining area and a beautifully upgraded kitchen featuring extended cabinetry for additional storage, a separate pantry, and premium finishes that make it a true chef's delight. The main floor is complete with a convenient 2-piece powder room and a dedicated laundry area. Upstairs, you'll find a generous bonus room—perfect for a family lounge, home office, or entertainment space. The luxurious primary bedroom offers a peaceful retreat with a spacious walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms and another full bathroom complete the upper level, providing plenty of room for a growing family. The professionally developed basement is a standout feature, offering a separate side entrance and a fully finished illegal suite with 2 spacious bedrooms, a full kitchen, a comfortable living area, and a full bathroom. Additional upgrades include central air conditioning, ensuring year-round comfort, and a basement with 9-foot ceilings, oversized windows, and an additional window that fills the space with abundant natural light. Ideally located just steps from shopping, the community centre, scenic ponds, and the beautiful Cornerstone Regional Park, this home offers the perfect balance of convenience and lifestyle. With quick access to major roadways, commuting is effortless while you continue to enjoy the peace and charm of this vibrant neighbourhood. Don't miss this incredible

opportunity to own a beautifully upgraded home in one of Calgary's most desirable communities. Book your private showing today—this one won't last long!