



GRASSROOTS
REALTY GROUP

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113 Corner Glen Way NE
Calgary, Alberta

MLS # A2339818



\$759,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

2,299 sq. ft. above grade | 4 bedrooms + 2-bedroom legal suite | Main-floor bedroom | Spice kitchen | Gas range | 5 bathrooms | Upper bonus living space | Upper laundry | Double garage | Low-maintenance landscaping. Some homes simply have more to offer—and this exceptional Cornerstone property is one of them. With 2,299 sq. ft. above grade, a thoughtfully designed layout, a 2-bedroom legal basement suite, and plenty of space for a growing family, this home brings together comfort, functionality, and great versatility. The main floor welcomes you with a bright, open-concept design that makes everyday living and entertaining feel effortless. The spacious kitchen features a gas range, chimney-style hood, and plenty of workspace, while the separate spice kitchen is a fantastic addition for those who love to cook. A main-floor bedroom and full bathroom add flexibility for guests, extended family, or those looking for single-level living. Upstairs, the home continues to impress with a generously sized primary bedroom, complete with a walk-in closet and private ensuite. Two additional good-sized bedrooms share a well-appointed family bathroom. There's also an additional living room upstairs, giving the family that extra space everyone appreciates—whether it's a kids' hangout, movie room, home office, or simply a quiet place to unwind. The upper-floor laundry room adds another layer of everyday convenience. And then there's the basement. The 2-bedroom legal suite, with two bathrooms and a separate entrance, offers an excellent opportunity for rental income, extended family, or additional flexibility for the future. Outside, enjoy a low-maintenance yard and a double detached garage, giving you the parking and storage space you need without spending your weekends maintaining a large lawn. Located in the

growing and popular community of Cornerstone, this is a home that makes sense both for today and for the years ahead. A home with this much space, flexibility, and income potential deserves a closer look. Come see it for yourself—you may just find the space you've been waiting for.