

## 114 Corner Glen Circle NE Calgary, Alberta

**MLS # A2221931**



# \$490,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone            |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,441 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 255 |
| <b>Basement:</b>   | None                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding             | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** none

This is the opportunity you have been waiting for! Welcome to the community of Cornerstone. The well maintained TOWNHOME features 4 bedrooms & 2.5 bathrooms with a double car garage. Walking in the first level, you will find a bedroom which can also be used as a flex/office. The main floor features an amazing entertainer's kitchen with Quartz counters and stainless steel appliances. The expansive living room is perfect for entertaining guests, friends and family, and leads to an incredible balcony! Enjoy plenty of sunshine while you lounge, BBQ, and relax in this great outdoor living space. Upstairs, you will find a spacious master bedroom with an excellent 3 pc ensuite and large walk-in closet; 3 additional bedrooms, 4 pc main bathroom, and laundry area. All amenities are located just across the street such as Freshco, Bank, and Shoppers Drug Mart, along with multiple food chains, a potential future high school, and just a few minutes away from Stoney Trail highway, and from Calgary international Airport. Don't miss this opportunity to own this beautiful house. Book your appointments today!