

\$649,900 - 45 Corner Glen Way Ne, Calgary

MLS® #A2157362

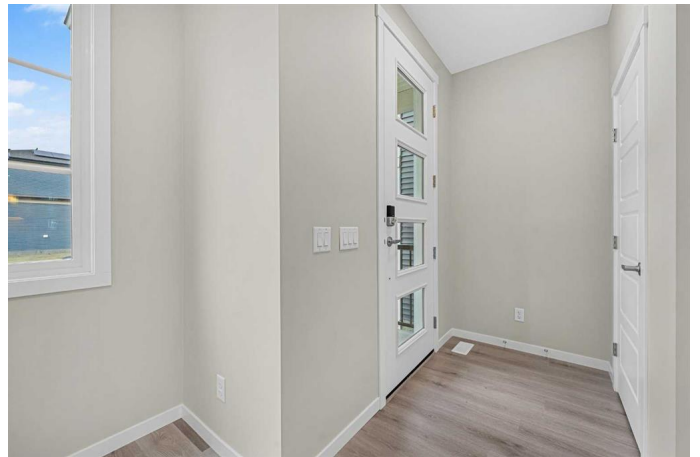
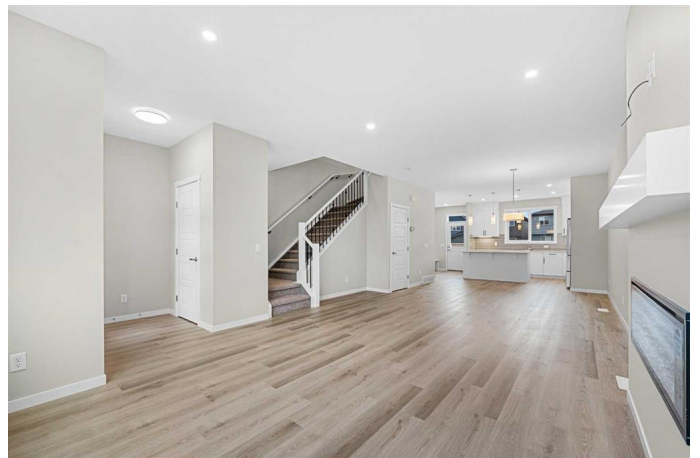
\$649,900

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.07 Acres

Cornerstone, Calgary, Alberta

****2024 Brand New Home**** Move-in Ready | 1667 SqFt | 3-Bedrooms | 2.5-Bathrooms | Incredible Living Space | Quartz Countertops | Open Floor Plan | Pot Lighting | Electric Fireplace | Upper Level Family Room | Upper Level Laundry | Side Entry to Basement | Alley Access. Welcome to your stunning brand new home in Cornerstone with 3 bedrooms, 2.5 bathrooms and an expansive living space. The main and upper levels boast 1667 SqFt with an additional 763 SqFt in the unfinished basement. Open the front door to a foyer with views into the open concept main level. The front living room is framed with large windows beaming with natural sunlight. The living room is paired with an electric fireplace adding both style and comfort to this space. The open floor plan compliments a smooth transition from living to dining. The kitchen is outfitted with full height cabinets, quartz countertops, stainless steel appliances and a centre island with barstool seating. Off the kitchen is a rear coat closet, bench seating & coat hooks and back door that leads to the backyard and rear parking pad. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and laundry. The primary bedroom is grand with a walk-in closet and a private 3pc ensuite bath with a walk-in shower. Bedrooms 2 & 3 are both a great size with closet storage and share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus as it adds to your family's evening comfort! The laundry



is located on this upper level in a deep closet to not take away from any of your living space. Downstairs, the basement has a separate side entry and has rough-in plumbing! This space can be easily transformed to fit your family's needs. Outside is a great sized backyard with space for a deck and a rear detached double garage! Hurry and book your showing at this incredible brand new home today!

Built in 2024

Essential Information

MLS® #	A2157362
Price	\$649,900
Sold Price	\$641,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Corner Glen Way Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2L7

Amenities

Amenities	Other
Parking Spaces	3

Parking	Alley Access, On Street, Parking Pad
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Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2024
Date Sold	September 28th, 2024
Days on Market	40
Zoning	R-G
HOA Fees	52.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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