

# \$784,900 - 36 Corner Glen Road Ne, Calgary

MLS® #A2217339

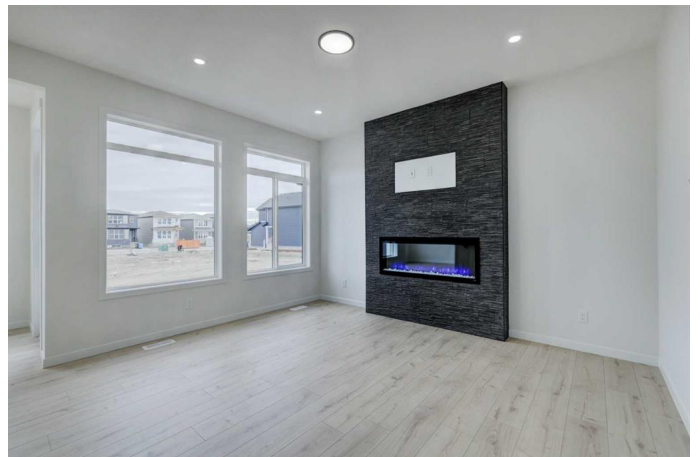
**\$784,900**

4 Bedroom, 3.00 Bathroom, 2,057 sqft

Residential on 0.09 Acres

Cornerstone., Calgary, Alberta

Welcome to this stunning BRAND-NEW fully upgraded home that awaits its first proud owner. The layout is spacious and well thought-out. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy fireplace, enhanced by tiled surroundings that stretch to the ceiling. The kitchen, adjacent to the dining area, is a stylish upgrade, marrying modern aesthetics with plenty of space for storage functionality. A bedroom and full bathroom on main floor, which adds flexibility for guests or family members who prefer to stay on the main floor. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a 5-piece ensuite with dual sinks, offering a private oasis within your home. Three additional bedrooms and another full washroom cater to all family needs. The laundry room is conveniently located on the upper level. Basement equipped with a separate entrance, offering potential for future development or added privacy. Situated in a prime location, this lovely abode is in proximity to public transit, a full retail plaza, and convenient access to major roadways for easy commuting. This home is a harmonious blend of elegance, functionality and location, promising a life of convenience and comfort. CHECK VIRTUAL TOUR and



come visit to appreciate this house.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217339    |
| Price          | \$784,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,057       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 36 Corner Glen Road Ne |
| Subdivision | Cornerstone.           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 2L5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer                                                                                 |
| Heating           | Central, Forced Air                                                                                                                                              |

|                 |                       |
|-----------------|-----------------------|
| Cooling         | None                  |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full, Unfinished      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Rain Gutters                    |
| Lot Description   | Front Yard, Level               |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | R-G           |
| HOA Fees       | 53            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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