



**110 CORNER GLEN Grove, Calgary T3N 2P5**

MLS® #: **A2188955** Area: **Cornerstone** Listing Date: **01/22/25** List Price: **\$627,221**  
Status: **Active** County: **Calgary** Change: **-\$1, 22-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **3,056 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,440**  
Low Sqft:  
Ttl Sqft: **1,440**

DOM

**31**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

| Room               | Level       | Dimensions           | Room                | Level       | Dimensions           |
|--------------------|-------------|----------------------|---------------------|-------------|----------------------|
| <b>Kitchen</b>     | <b>Main</b> | <b>15`0" x 12`0"</b> | <b>Living Room</b>  | <b>Main</b> | <b>15`0" x 16`0"</b> |
| <b>Dining Room</b> | <b>Main</b> | <b>10`0" x 7`0"</b>  | <b>2pc Bathroom</b> | <b>Main</b> |                      |

**Bedroom - Primary**  
**Bedroom**  
**4pc Bathroom**

**Upper**  
**Upper**  
**Upper**

**14`0" x 13`0"**  
**9`5" x 10`0"**

**Bedroom**  
**4pc Ensuite bath**  
**Laundry**  
Legal/Tax/Financial

**Upper**  
**Upper**  
**Upper**

**10`0" x 10`0"**

Title:  
**Fee Simple**  
Legal Desc:

**2411327**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to 52 Corner Glen Link NE, a stunning 160 Model laned home nestled in the vibrant and highly sought-after community of Cornerstone. With its elegant Prarie elevation and thoughtfully designed features, this brand-new home perfectly balances modern style and functionality. Side entry for added convenience. 9' Basement Foundation with a stairwell side window and a welcoming front foyer. Upgraded kitchen, featuring under-cabinet lighting, sleek LG appliances (including front-load washer and dryer), and ample storage. Modern triple-pane windows and upgraded lighting fixtures available in black or brushed nickel. Mudroom with built-in bench and hooks for a practical touch. The main floor greets you with an open and inviting layout, showcasing a bright living area with large windows, a separate dining space, and a spacious kitchen equipped with stylish stainless steel appliances. On the upper level, you'll find 3 well-sized bedrooms, 2 full bathrooms, and a convenient laundry room. The primary bedroom is a true retreat, complete with a luxurious 4-piece ensuite and a walk-in closet. The basement offers endless possibilities for future development and comes equipped with a private side entrance for added flexibility. This beautifully designed home is ideal for families seeking comfort, practicality, and modern living in a dynamic community.**

Inclusions:  
Property Listed By:

n/a  
**PREP Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**