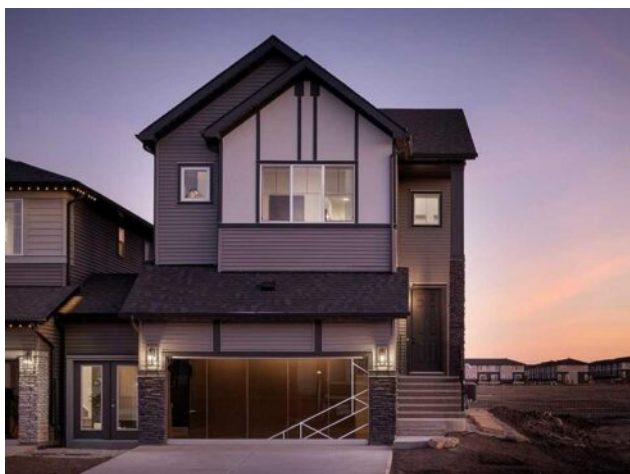


259 Corner Glen Gardens NE  
Calgary, Alberta

MLS # A2286023



## \$829,500

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,626 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Shane Homes presents a pre-construction opportunity to customize the Saffron II in the NE community of Cornerstone. This popular design features a double attached garage and a convenient side entry on the main level. The main floor is thoughtfully laid out with a super kitchen and spice kitchen, ideal for cooking and entertaining. A main floor bedroom and full bathroom offer flexibility for guests, extended family, or a home office, while the sitting room and dining area create comfortable everyday living spaces. Buyers can customize both the floorplan and interior finishings with Shane Homes to suit their lifestyle. Upstairs, the spacious primary bedroom includes a full owner's ensuite. An additional bedroom features its own private ensuite, while two other bedrooms share a full main bathroom, providing a well-balanced layout for families. Photos are of a completed showhome and are for illustrative purposes only. Photos representative.