



GRASSROOTS
REALTY GROUP

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1906 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2244123



\$599,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,629 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

3 BED | 2.5 BATH | BRAND NEW HOME | SHOWHOME FINISHES | LOADED WITH UPGRADES | 1,629 SQFT | SEPARATE BASEMENT ENTRY | HIGH-END FINISHES | PRIME LOCATION | Welcome to 1906 Cornerstone Boulevard NE, a brand new, half duplex located in the vibrant and rapidly growing community of Cornerstone. Boasting 1,629 sq. ft. of thoughtfully designed living space, this home offers a modern open-concept layout, premium upgrades, and a separate side entrance to a 9-ft ceiling basement, providing excellent potential for future development. Step into a bright, welcoming living area that flows seamlessly into the dining space, perfect for family gatherings or entertaining. The high-end kitchen is privately set at the back of the home and fully upgraded with: Built-in microwave and built-in oven Double-door fridge with water line Built-in gas stove and chimney-style hood fan Quartz countertops and designer backsplash Full-height cabinetry for maximum storage Spacious walk-in pantry A massive kitchen island, ideal for prep, dining, and entertaining Additional main floor features include a rear mudroom, convenient half washroom, and smart storage solutions at both entrances. Upstairs, the spacious primary suite includes a walk-in closet and a modern ensuite with a standing shower and designer fixtures. Two additional bedrooms share a full bathroom, while a bonus room offers flexible space for a home office or media area. A separate laundry room with installed washer and dryer completes the upper floor. The unspoiled basement offers over 700 sq. ft. of potential with 9-ft ceilings, egress-sized windows, rough-ins for a bathroom, and a separate entrance—perfect for building a legal secondary suite (subject to city approvals). This home is ideally located near bus stops, playgrounds, walking trails, and a beautiful pond.

Just minutes away, you'll find the upcoming Cornerstone retail plaza, plus Highstreet at Cornerstone, featuring Chalo FreshCo, Shoppers Drug Mart, Tim Hortons, and major banks. Easy access to Stoney Trail and Country Hills Blvd makes commuting a breeze. Covered under the New Home Warranty Program, this turn-key property offers peace of mind and an incredible opportunity for both homeowners and investors. Skip the wait for construction—this upgraded home is ready for immediate possession. Take the 3D tour and book your private showing today!