



GRASSROOTS
REALTY GROUP

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1901 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2262077



\$579,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,591 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

Welcome to this brand-new, never-lived-in half duplex in the desirable community of Cornerstone, NE Calgary! Built by Morrison Homes, this LOLA A1 floor plan offers 1,590 sq. ft. of modern living space across 2 levels. Featuring 3 spacious bedrooms and 2.5 bathrooms, including a 4-piece ensuite in the primary retreat with walk-in closet, this home is designed for comfort and functionality. The main floor boasts luxury vinyl plank flooring, an open-concept layout, and a stylish kitchen complete with stainless steel appliances, granite countertops, and ample cabinetry. A convenient side entry provides potential for future separate basement development, with 2 large windows and roughed-in plumbing already in place. Additional highlights include a washer & dryer set, east-facing front exposure for morning light, and a west-facing backyard perfect for evening sunsets. Ideally located near parks, shopping centers, walking paths, and just minutes from Calgary International Airport, this home blends lifestyle and location seamlessly. Don't miss your chance to own a brand-new Morrison home in one of Calgary's fastest-growing communities! Comes with a new home warranty!