



GRASSROOTS
REALTY GROUP

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1905 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2270276



\$599,000

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|------------------|--|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,608 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: Basement; Electric Range, Dishwasher, Refrigerator, Microwave hood fan

Welcome to this stunning brand-new 2025 duplex in Cornerstone, offering 1,607 sq ft on the main and upper levels plus a 708 sq ft legal 1-bedroom basement suite with separate entry—perfect for rental income or extended family. The bright, open-concept main floor features a sun-filled living room, spacious dining area, and a modern kitchen equipped with quartz countertops, stainless steel appliances, dual-tone cabinets, and a pantry, along with a rear mudroom and 2-piece bath. Upstairs includes 3 generous bedrooms, 2 full bathrooms, and convenient upper-level laundry, highlighted by the primary suite with a walk-in closet and 3-piece ensuite. The legal basement suite offers an open layout with large windows, recessed lighting, its own kitchen, living area, sizeable bedroom, and 3-piece bath. With high ceilings, ample natural light, rear double Gravel parking pad with alley access, and abundant street parking, this beautifully designed home is the complete package—book your showing with your favourite Realtor today!