



**1905 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2270276

\$599,000



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		

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 favorite Realtor today!