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## 1905 Cornerstone Boulevard NE Calgary, Alberta

MLS # A2270276



\$599,000

Division:	Cornerstone		
Type:	Residential/Dup	olex	
Style:	2 Storey, Attach	ned-Side by Sid	e
Size:	1,608 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Park	ing Pad	
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Bac	k Yard, Interior	Lot, Rectangular Lot, Street Lighting

Floors: Carpet, Ceramic Tile, Vinyl Plank Sewer: -   Roof: Asphalt Shingle Condo Fee: -   Basement: Full LLD: -
- III
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 parking pad with alley access, and abundant street parking, this beautifully designed home is the complete package—book your showing today!