



**GRASSROOTS**  
REALTY GROUP

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**1903 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2279317**



**\$539,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this stunning, newly built duplex that perfectly blends modern design, functionality, and comfort. Step inside to a bright and spacious living room—an inviting space ideal for entertaining guests or enjoying cozy family evenings. The open-concept layout flows seamlessly into the dining area and a beautifully designed kitchen located at the rear of the home. A convenient door leads to the backyard, making it perfect for family barbecues and weekend gatherings, while a large window fills the space with natural light and offers a pleasant backyard view. The basement features a separate side entrance, providing added privacy and excellent future potential. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms. The primary suite includes a private 4-piece ensuite and a walk-in closet, while the additional bedrooms share a modern full bathroom. Situated in the highly desirable community of Cornerstone, this home offers easy access to parks, schools, shopping centers, and major transportation routes—making it an excellent choice for both families and investors. Don’t miss this opportunity to own a gorgeous, brand-new home in one of Calgary’s most exciting new neighborhoods. Book your private showing today!