



**1859 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2281474



\$579,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: NA

Welcome to this beautifully designed 2023-built semi-detached duplex offering approximately 1,649 sq. ft. of well-planned living space located in the vibrant and fast-growing community of Cornerstone. Situated on a premium corner lot, this home offers extra natural light, added privacy, and excellent long-term value. The open-concept main floor features 9-foot ceilings and a bright, spacious layout ideal for modern living and entertaining. The fully upgraded kitchen is the heart of the home, complete with a large island, upgraded cabinetry, and stylish finishes, seamlessly flowing into the living and dining areas. Upstairs, you will find three generously sized bedrooms along with a versatile bonus area, perfect for a family room, home office, or play space. The layout is thoughtfully planned to provide both comfort and functionality for everyday living. The basement offers a separate side entrance and is currently unfinished, providing a blank canvas for future development to suit your needs. Back alley access adds convenience and potential for future garage development. Located close to schools, parks, shopping, and with convenient access to Stoney Trail, Cornerstone is a well-planned community known for its excellent connectivity and family-friendly environment. This move-in-ready duplex is an excellent opportunity for homeowners and investors alike. Don't miss your chance to own a modern, upgraded home in one of the city's most desirable new communities. Call your realtor today to book private showing today! NOTE: There is minor hail damage on back side, owner will get it fixed before closing.