



**GRASSROOTS**  
REALTY GROUP

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**1907 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2286584**



**\$559,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** NONE

Welcome to this stunning brand new semi-detached home in Calgary, offering 1,589 sq ft of beautifully designed living space. Featuring 3 bedrooms and 2.5 bathrooms, this home combines modern style with practical functionality. The bright open-concept main floor showcases 9-ft ceilings and large windows that fill the space with natural light. The contemporary kitchen is a true highlight, complete with elegant quartz countertops, sleek cabinetry, and ample prep space—perfect for cooking and entertaining. The dining and living areas flow seamlessly together, creating an inviting atmosphere for family and guests. Upstairs, you’ll find three spacious bedrooms, including a generous primary suite with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the upper floor. The undeveloped basement with a separate side entrance provides excellent potential for future development or a secondary suite (subject to city approval), offering flexibility for growing families or added investment value. Thoughtfully built with modern finishes and quality craftsmanship throughout, this brand new home is move-in ready and ideally located close to schools, parks, shopping, and major commuter routes. Don’t miss this exceptional opportunity—book your private showing today!