



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1918 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2205288**



**\$629,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2025 (0 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, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

3 BED | 2.5 BATH | BRAND NEW HOME | 1656 SQFT | SEPARATE BASEMENT ENTRY | HIGH-END FINISHES | Brand New Duplex in Cornerstone | 1,656 Sq. Ft. | 3 Beds | 2.5 Baths | Open-Concept Layout | Upgraded Kitchen | Primary Ensuite with Standing Shower | Upstairs Laundry | 9Ft Basement with Separate Entrance | New Home Warranty | Prime Location | Welcome to 1918 Cornerstone Boulevard NE, a never-occupied, move-in-ready duplex in the vibrant and sought-after community of Cornerstone. This stunning home boasts modern finishes, thoughtful upgrades, and a functional layout, making it an ideal choice for homeowners and investors alike. Step inside to an inviting open-concept living and dining area, perfect for entertaining and everyday living. The upgraded kitchen is tucked away for added privacy and features stainless steel appliances, quartz countertops, a designer backsplash, and a spacious pantry. Additional conveniences include a rear mudroom and storage closets at both the front and back for optimal organization. The primary suite is a serene retreat, complete with a walk-in closet, large windows for ample natural light, and a private ensuite with a standing shower. Two additional bedrooms share a well-appointed full bathroom, while the bonus room provides a versatile space for relaxation or a home office. The convenience of an upstairs laundry room with an installed washer and dryer adds to the functionality of this level. The unfinished basement spans over 700 sq. ft., featuring 9-ft ceilings, a separate exterior entrance, an egress-sized window, and rough-ins for a future bathroom, offering endless possibilities for customization. Ideally situated, this home is steps from bus stops, playgrounds, and a scenic pond. A new retail plaza is under development nearby, while Highstreet at Cornerstone—featuring Chalo FreshCo,

Shoppers Drug Mart, Tim Hortons, and major banks&mdash;is just minutes away. With easy access to Country Hills Blvd and Stoney Trail, commuting is effortless. This brand-new home is covered under the New Home Warranty Program, ensuring peace of mind. Why wait for construction and upgrades when this beautifully finished home is ready for you? Check out the 3D tour and book your showing today!