\$649,900 - 1906 Cornerstone Boulevard Ne, Calgary

MLS® #A2244123

\$649,900

5 Bedroom, 3.00 Bathroom, 1,629 sqft Residential on 0.01 Acres

Cornerstone., Calgary, Alberta

BRAND NEW 2 BEDROOM LEGAL
BASEMENT SUITE | 5 BED | 3.5 BATH |
BRAND NEW HOME | SHOWHOME
FINISHES | LOADED WITH UPGRADES |
1,629 SQFT | SEPARATE BASEMENT
ENTRY | HIGH-END FINISHES | PRIME
LOCATION |

Welcome to 1906 Cornerstone Boulevard NE, a brand new, half duplex located in the vibrant and rapidly growing community of Cornerstone. Boasting 1,629 sq. ft. of thoughtfully designed living space, this home offers a modern open-concept layout, premium upgrades, and a fully finished LEGAL basement Suite separate which includes 2 bedrooms & side entrance to a 9-ft ceiling basement, providing excellent potential as a mortgage helper.

Step into a bright, welcoming living area that flows seamlessly into the dining space, perfect for family gatherings or entertaining. The high-end kitchen is privately set at the back of the home and fully upgraded with:

Built-in microwave and built-in oven

Double-door fridge with water line

Built-in gas stove and chimney-style hood fan

Quartz countertops and designer backsplash







Full-height cabinetry for maximum storage

Spacious walk-in pantry

A massive kitchen island, ideal for prep, dining, and entertaining

Additional main floor features include a rear mudroom, convenient half washroom, and smart storage solutions at both entrances.

Upstairs, the spacious primary suite includes a walk-in closet and a modern ensuite with a standing shower and designer fixtures. Two additional bedrooms share a full bathroom, while a bonus room offers flexible space for a home office or media area. A separate laundry room with installed washer and dryer completes the upper floor.

Head downstairs to the fully developed LEGAL BASEMENT SUITE with a separate side entrance. This LEGAL Basement suite includes two large bedrooms with oversized windows, a cozy living room with 9-ft ceilings, a modern kitchen with stainless steel appliances, a 3-piece bathroom, its own laundry, and a dedicated furnace – ensuring privacy and year-round comfort. It's a fantastic mortgage helper or investment opportunity!

This home is ideally located near bus stops, playgrounds, walking trails, and a beautiful pond. Just minutes away, you'II find the upcoming Cornerstone retail plaza, plus Highstreet at Cornerstone, featuring Chalo FreshCo, Shoppers Drug Mart, Tim Hortons, and major banks. Easy access to Stoney Trail and Country Hills Blvd makes commuting a breeze.

Covered under the New Home Warranty
Program, this turn-key property offers peace of
mind and an incredible opportunity for both

homeowners and investors. Skip the wait for constructionâ€"this upgraded home is ready for immediate possession.

Take the 3D tour and book your private showing today! Disclaimer: LEGAL Basement Suite is under construction and will be completed by November 30th.

Built in 2024

Essential Information

MLS® # A2244123 Price \$649,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,629 Acres 0.01 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 1906 Cornerstone Boulevard Ne

Subdivision Cornerstone.

City Calgary
County Calgary
Province Alberta
Postal Code T3N1B9

Amenities

Amenities None Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s), Quartz Counters

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Gas

Range, Built-In Oven

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 96
Zoning R-G

HOA Fees 53

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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