

# \$629,900 - 1906 Cornerstone Boulevard Ne, Calgary

MLS® #A2219950

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

\*\*\* OPEN HOUSE ALERT - SATURDAY MAY 24TH,2025 & SUNDAY MAY 25TH,2025  
@12:00 PM - 3:00 PM \*\*\* 3 BED | 2.5 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 separate side entrance to a 9-ft ceiling basement, providing excellent potential for future development.

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:

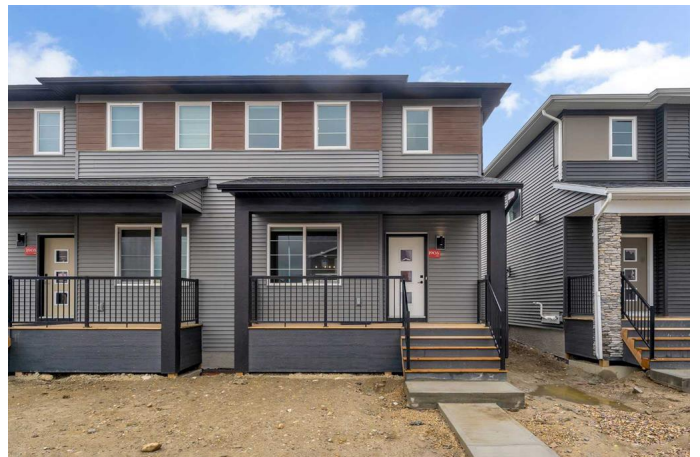
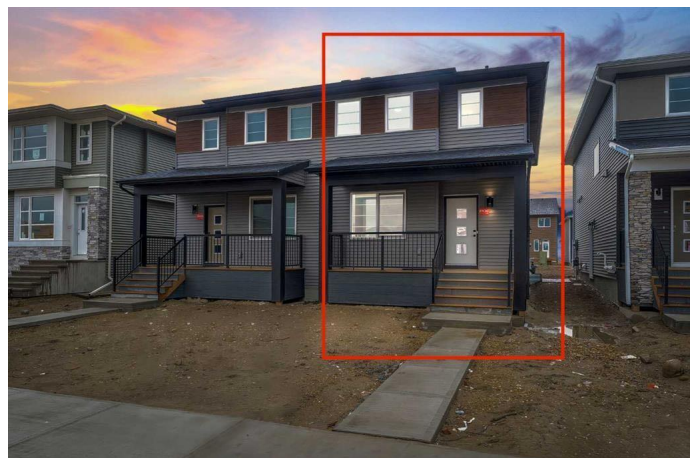
Built-in microwave and built-in oven

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.

The unspoiled basement offers over 700 sq. ft. of potential with 9-ft ceilings, egress-sized windows, rough-ins for a bathroom, and a separate entrance—perfect for building a legal secondary suite (subject to city approvals).

This home is ideally located near bus stops, playgrounds, walking trails, and a beautiful pond. Just minutes away, you™ll 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 construction—this upgraded home is ready for immediate possession.

Take the 3D tour and book your private

showing today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219950               |
| Price          | \$629,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,629                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| 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, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer                        |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

**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    | May 16th, 2025 |
| Days on Market | 9              |
| Zoning         | R-G            |
| HOA Fees       | 53             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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