

# \$589,900 - 1904 Cornerstone Boulevard Ne, Calgary

MLS® #A2248463

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,633 sqft

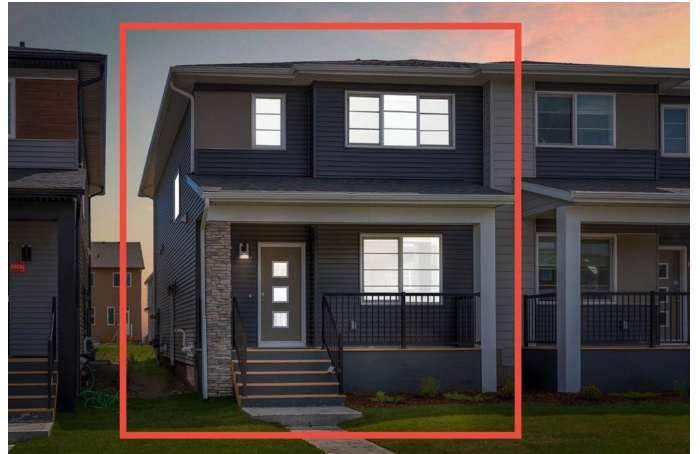
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

3 BED | 2.5 BATH | 1633 SQ.FT | BRAND  
NEW DUPLEX | SEPARATE SIDE ENTRY |  
HIGH-END UPGRADES | PRIME  
CORNERSTONE LOCATION |

Welcome to 1904 Cornerstone Boulevard NE, a stunning brand-new half duplex in the highly sought-after and rapidly developing community of Cornerstone. Featuring 1633 sq. ft. of beautifully designed living space, this home combines modern style, premium finishes, and functional design—complete with a separate side entrance to a 9-ft ceiling basement, offering exceptional potential for future development.

The main floor boasts a bright, open-concept layout, perfect for both everyday living and entertaining. The chef-inspired kitchen is set at the back of the home for added privacy and showcases stainless steel appliances, quartz countertops, designer backsplash, extra-tall cabinetry for maximum storage, a spacious walk-in pantry, and a massive island ideal for meal prep or casual dining. Additional main floor highlights include a rear mudroom, a stylish powder room, and smart storage solutions at both the front and back entrances. Upstairs, the generous primary suite features a large walk-in closet and a luxurious ensuite with a glass-enclosed standing shower and designer fixtures. Two additional bedrooms are served by a full bathroom, while the bonus room offers flexible space for a home office, kids'™ play area, or media lounge. The upper floor is completed with a separate



laundry room with a washer and dryer already installed.

The unspoiled basement provides over 700 sq. ft. of potential living space, complete with 9-ft ceilings, large egress window, bathroom rough-ins, and a private side entranceâ€”perfect for adding a legal secondary suite (subject to city approval). Situated in a prime location close to bus stops, parks, walking trails, and a scenic pond, this home is also minutes from the upcoming Cornerstone Retail Plaza and Highstreet at Cornerstone, featuring Chalo FreshCo, Shoppers Drug Mart, Tim Hortons, major banks, and more. Quick access to Stoney Trail and Country Hills Blvd makes commuting easy.

Backed by the New Home Warranty Program, this move-in-ready property offers peace of mind for homeowners and incredible potential for investors. Skip the construction waitâ€”this upgraded home is ready for immediate possession.

Take the 3D tour and book your private showing today!

Built in 2024

**Essential Information**

MLS® #	A2248463
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
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### Community Information

Address	1904 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2S7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 17th, 2025
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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