

**1904 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2284946**



**\$624,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N / A

\*\*\*\*\* BRAND NEW, NEVER OCCUPIED \*\*\* LEGAL BASEMENT SUITE | 5 BED | 3.5 BATH | Total 2300 SQ.FT including Legal Basement| BRAND NEW DUPLEX | SEPARATE SIDE ENTRY | HIGH-END UPGRADES | Welcome to 1904 Cornerstone Boulevard NE, a stunning brand-new half duplex in the highly sought-after and rapidly developing community of Cornerstone Welcome to this beautiful duplex with all the modern touches excellent home in the most favorite north east community of CORNERSTONE. This attractive open floor plan home comes with lot of features and up grades. The main entrance leads to the very big front facing living room. The gorgeous modern kitchen overlooks both the dining room and living room with a very wide and bright window. Kitchen features with beautiful centre island , White cabinets, stainless steel appliances, beautiful big pantry. Access the deck and backyard through the mud area right beside the kitchen. Also you will find powder room next to the back entrance. Very nice stylish stairs lead you to the upper floor which consists of three good size bedrooms and bonus room . Primary bed with 3 pc ensuite and walk in closet and an other common bath complete this wonderful upper floor plan of this gorgeous duplex. Legal 2 bedrooms in basement (one without window) with side entrance.