

**1937 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2280001



\$540,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/a

Welcome to this brand-new, modern duplex offering the perfect balance of style, comfort, and functionality in the sought-after community of Cornerstone. The main floor features a bright, open-concept layout with a spacious living room ideal for entertaining or relaxing with family. The contemporary kitchen is thoughtfully positioned at the rear of the home, seamlessly connected to the dining area and filled with natural light from a large window overlooking the backyard. A convenient rear entrance provides easy access to outdoor gatherings and summer barbecues. The basement includes a separate side entrance, offering excellent future development potential or added flexibility. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and private 4-piece ensuite. The additional bedrooms share a modern full bath, perfect for family living. Located close to parks, schools, shopping, and major roadways, this home is an exceptional opportunity for both homeowners and investors. Don't miss your chance to own a brand-new home in one of Calgary's fastest-growing communities. Book your private showing today!