

\$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.

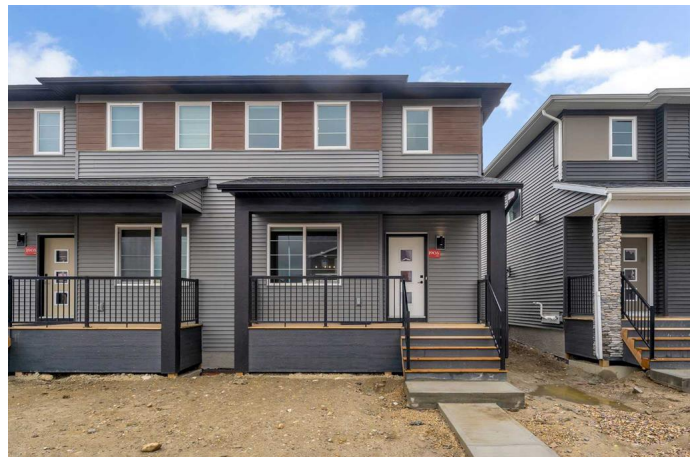
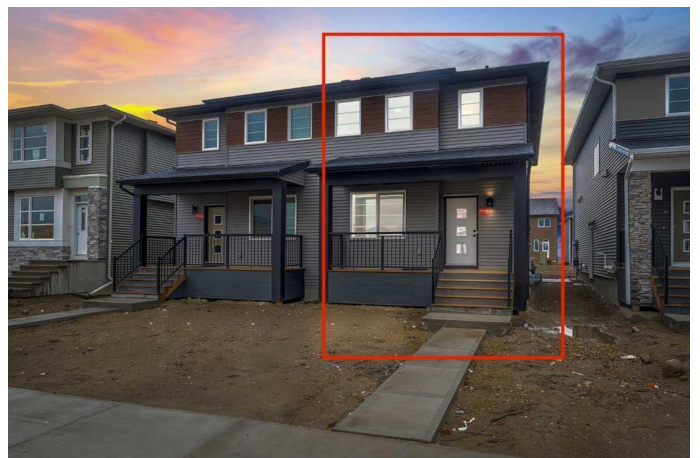
Step into a bright, welcoming living area that
flows seamlessly into the dining space, perfect
for family gatherings or entertaining. The
high-end kitchen is privately set at the back of
the home and fully upgraded with:

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’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 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
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.