

# \$634,900 - 1952 Cornerstone Boulevard Ne, Calgary

MLS® #A2196215

**\$634,900**

3 Bedroom, 3.00 Bathroom, 1,621 sqft  
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

# Please watch virtual tour# Brand New Duplex in Cornerstone | 3 Beds | 2.5 Baths | Open-Concept Layout | Upgraded Kitchen | Upstairs Laundry | 9Ft Basement with Separate Entrance | New Home Warranty | Prime Location | As you approach, you are greeted by a spacious front porch leading into the welcoming foyer. Just off the entrance, a generous family room provides the perfect space for your home entertainment setup. The main level features pristine light-colored Luxury Vinyl floors throughout, creating a warm and inviting atmosphere. The dining room is large enough to host family gatherings of any size, while the upgraded kitchen at the back of the home is a chef's dream. It boasts ample counter space with granite countertops, an oversized island, stainless steel appliances and white cabinets. A large window above the kitchen sink offers a delightful view of the backyard, allowing you to keep an eye on the kids while preparing meals. The main floor is completed by a convenient 2-piece bathroom and a spacious mudroom with a back door. The EAST facing backyard is perfect for enjoying the morning sun. Upstairs, the expansive primary bedroom features a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms with ample closet space, a 3-piece bathroom, a linen closet, and a laundry room with a stacked washer and dryer complete the upper level. A cozy bonus room provides additional living space. The unfinished basement



featuring 9-ft ceilings, a separate exterior entrance, an egress-sized window, and rough-ins for a future bathroom, offering endless possibilities for customization. The home is within close proximity to Playgrounds, Shopping, newly opened Chalo Freshco plaza, 5 minutes away from cross iron mills mall, 10 minutes away from the Calgary International Airport. With quick access to both Deerfoot and Stoney Trail, this is a prime spot for easy commuting and enjoying the neighborhood amenities. Do not miss the opportunity to make this property your own with such a great location. Call your favorite Realtor today to book a showing.

Built in 2025

### **Essential Information**

MLS® #	A2196215
Price	\$634,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1952 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N2S5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	February 20th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	52
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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