



## 1904 Cornerstone Boulevard Calgary Alberta

\$629,800

LEGAL BASEMENT SUITE | 4 BED | 3.5 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. Head downstairs to the fully developed LEGAL BASEMENT SUITE with a separate side entrance. This LEGAL Basement suite includes one bedroom with an egress window and a den, 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 inves...

Bedroom 9.00 Ft x 10.00 Ft  
3pc Bathroom Measurements not available  
2pc Bathroom Measurements not available  
Dining room 13.00 Ft x 11.33 Ft  
Kitchen 13.00 Ft x 12.42 Ft  
Living room 14.92 Ft x 15.25 Ft

3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 9.33 Ft x 12.83 Ft  
Bedroom 9.25 Ft x 10.58 Ft  
Family room 12.67 Ft x 12.92 Ft  
Primary Bedroom 10.50 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca