



THE
A-TEAM

**RE/MAX
FIRST**

1918 CORNERSTONE Boulevard, Calgary T3N1B9

MLS®#: **A2191823** Area: **Cornerstone** Listing Date: **02/02/25** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,675 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,656**
 Low Sqft:
 Ttl Sqft: **1,656**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	13`3" x 11`7"
Kitchen	Main	13`3" x 12`1"	Living Room	Main	15`8" x 15`6"
Pantry	Main		3pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom	Upper	9`5" x 13`1"
Bedroom	Upper	9`4" x 10`7"	Family Room	Upper	13`8" x 15`5"
Laundry	Upper		Bedroom - Primary	Upper	10`9" x 14`7"
Walk-In Closet	Upper				

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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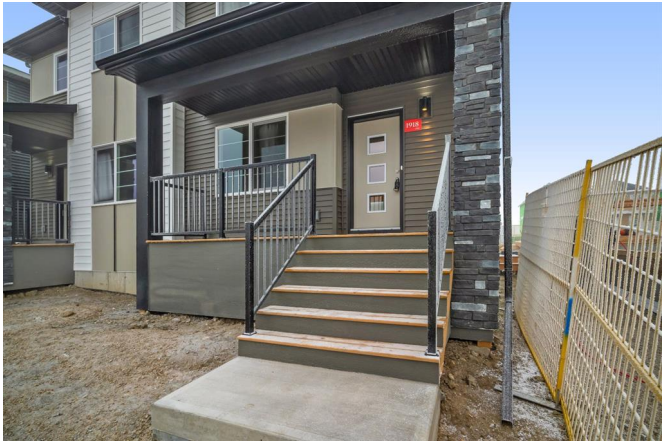
Remarks

Pub Rmks: **Brand New Duplex in Cornerstone | 1,656 Sq. Ft. | 3 Beds | 2.5 Baths | Open-Concept Layout | Upgraded Kitchen | Primary Ensuite with Standing Shower | Upstairs Laundry | 9Ft Basement with Separate Entrance | New Home Warranty | Prime Location | Welcome to 1918 Cornerstone Boulevard NE, a never-occupied, move-in-ready duplex in the vibrant and sought-after community of Cornerstone. This stunning home boasts modern finishes, thoughtful upgrades, and a functional layout, making it an ideal choice for homeowners and investors alike. Step inside to an inviting open-concept living and dining area, perfect for entertaining and everyday living. The upgraded kitchen is tucked away for added privacy and features stainless steel appliances, quartz countertops, a designer backsplash, and a spacious pantry. Additional conveniences include a rear mudroom and storage closets at both the front and back for optimal organization. The primary suite is a serene retreat, complete with a walk-in closet, large windows for ample natural light, and a private ensuite with a standing shower. Two additional bedrooms share a well-appointed full bathroom, while the bonus room provides a versatile space for relaxation or a home office. The convenience of an upstairs laundry room with an installed washer and dryer adds to the functionality of this level. The unfinished basement spans over 700 sq. ft., featuring 9-ft ceilings, a separate exterior entrance, an egress-sized window, and rough-ins for a future bathroom, offering endless possibilities for customization. Ideally situated, this home is steps from bus stops, playgrounds, and a scenic pond. A new retail plaza is under development nearby, while Highstreet at Cornerstone—featuring Chalo FreshCo, Shoppers Drug Mart, Tim Hortons, and major banks—is just minutes away. With easy access to Country Hills Blvd and Stoney Trail, commuting is effortless. This brand-new home is covered under the New Home Warranty Program, ensuring peace of mind. Why wait for construction and upgrades when this beautifully finished home is ready for you? Check out the 3D tour and book your showing today!**

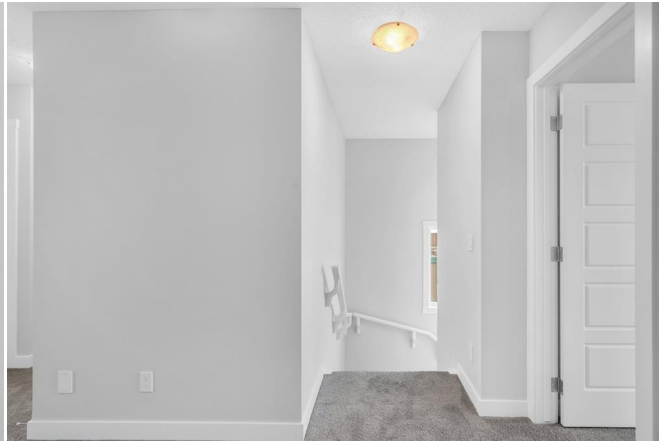
Inclusions:
Property Listed By: **None
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1918 Cornerstone Blvd NE, Calgary, AB

Main Floor Exterior Area 537.26 sq ft
Interior Area 737.91 sq ft



PREPARED: 2025/02/02



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1918 Cornerstone Blvd NE, Calgary, AB

Upper Floor Exterior Area 340.36 sq ft
Interior Area 777.51 sq ft



PREPARED: 2025/02/02



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