



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1956 CORNERSTONE Boulevard, Calgary T3N 2S5**

MLS®#: **A2194866**      Area: **Cornerstone**      Listing Date: **02/14/25**      List Price: **\$634,900**  
 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: **2,600 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,630**  
 Low Sqft:  
 Ttl Sqft: **1,630**

DOM

**8**  
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,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground,Private Yard,Rain Gutters**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`11" x 15`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`6" x 7`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 7`2"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`10"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>12`9" x 12`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`5" x 4`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`6" x 14`5"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`0" x 6`10"</b>			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

**2411327**

Remarks

Pub Rmks: **# 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.**

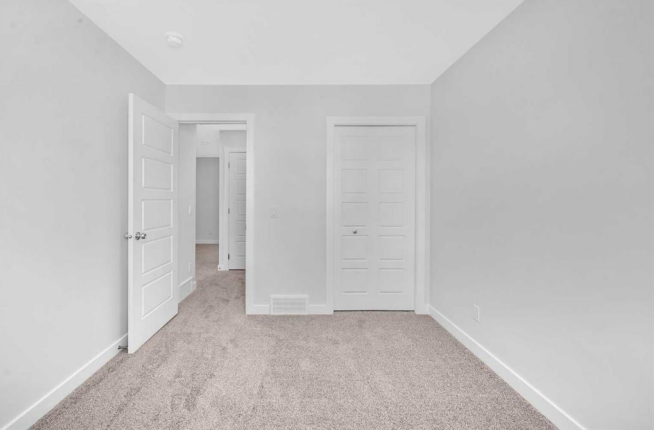
Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

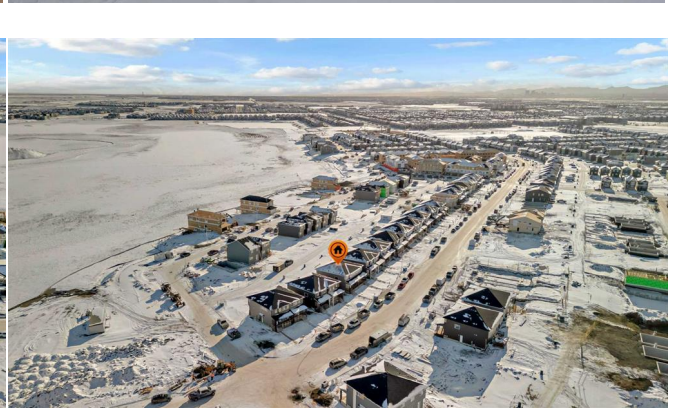
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

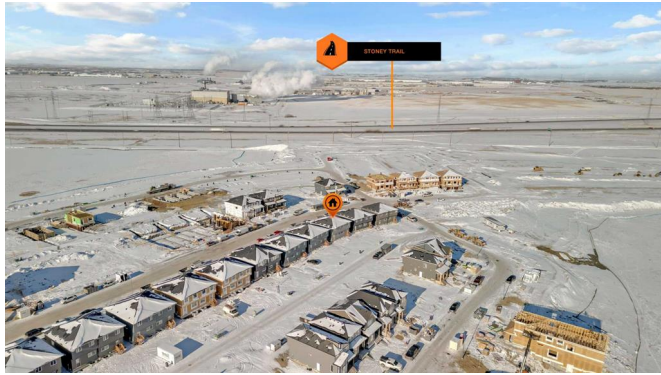
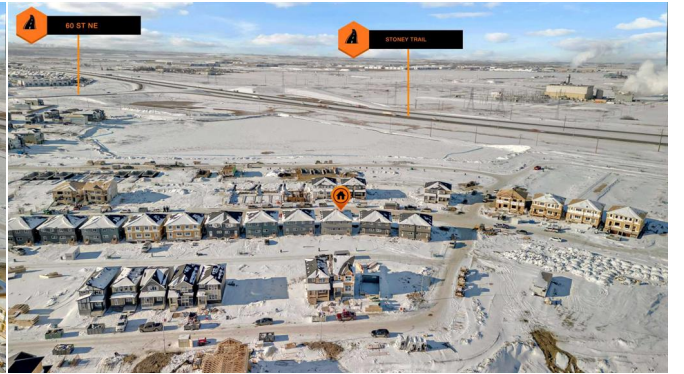












1956 Cornerstone Blvd NE, Calgary, AB

Main Floor Exterior Area 734.24 sq ft  
Interior Area 720.47 sq ft



0 3 6

PREPARED: 2025/02/13



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

1956 Cornerstone Blvd NE, Calgary, AB

Upper Floor Exterior Area 838.61 sq ft  
Interior Area 795.41 sq ft



PREPARED: 2024/01/13  
While regions are excluded from total floor area in GMLDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.