



THE
A-TEAM

**RE/MAX
FIRST**

32 LEWISTON View, Calgary T3P2J2

MLS® #: **A2147160** Area: **NONE** Listing Date: **07/05/24** List Price: **\$776,638**
 Status: **Active** County: **Calgary** Change: **+\$4k, 03-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,884 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,864**
 Low Sqft:
 Ttl Sqft: **1,864**

DOM

73
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	11`5" x 12`7"
Bedroom	Upper	10`6" x 10`2"	Bedroom	Upper	10`1" x 11`2"
Great Room	Main	12`0" x 12`6"	Nook	Main	12`9" x 7`9"
Flex Space	Main	16`6" x 15`7"	Loft	Upper	11`6" x 12`0"
Bedroom	Main	9`4" x 9`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the Capri by Genesis Builds, a stunning, 4-bedroom, 3-bath home designed for modern living. This thoughtfully designed residence features a main floor bedroom and a convenient side entry, complemented by 9' main and basement walls for a spacious feel. The open-to-above entryway foyer sets a grand tone, while the wrought iron spindle railing adds a touch of elegance. Enjoy luxurious finishes with granite/quartz countertops throughout, and a blend of LVP, LVT, and carpet flooring. Enhanced lighting with added potlights illuminates the flex room, upper loft, and master bedroom. The kitchen is a chef's dream, featuring stainless steel appliances, a Silgranit undermount 1 ¾ sink, and gas line rough-ins for both the BBQ and range. The upper floor boasts a versatile bonus room and a convenient laundry area. Plus, a smart home package ensures modern convenience and connectivity throughout this beautiful home. Photos are representative.**

Inclusions: **N/A**
 Property Listed By: **Bode Platform Inc.**

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