



THE
A-TEAM

**RE/MAX
FIRST**

36 LEWISTON View, Calgary T3P2J2

MLS®#: **A2147217**

Area: **NONE**

Listing Date: **07/09/24**

List Price: **\$794,927**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Jan**

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: **2,128**
Low Sqft:
Ttl Sqft: **2,128**

DOM

197
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
4pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	12`10" x 13`0"
Bedroom	Upper	9`2" x 12`1"	Bedroom	Upper	13`0" x 10`8"
Great Room	Main	16`5" x 11`4"	Dining Room	Main	9`10" x 15`2"
Great Room	Main	18`0" x 21`6"	Bedroom	Main	9`0" x 9`0"
Dining Room	Main	9`10" x 11`5"			

Legal/Tax/Financial

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

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the Delilah by Genesis Builds, an exquisite 4-bedroom, 3-bathroom home that blends modern elegance with functional design. The main floor features a convenient bedroom, while the additional rear entrance to the basement offers versatility and privacy. Soaring 9' walls on both the main floor and basement create a spacious and airy ambiance. The home showcases luxurious finishes, including granite or quartz countertops throughout, and stylish wrought iron spindle railings. Enjoy the added potlights in the flex room, upper loft, and master bedroom. Outdoor entertaining is a breeze with a gas line for your BBQ, and the kitchen is a chef's dream with stainless steel appliances, a gas line rough-in to the range, and a Silgranit undermount 1 3/4 sink. The upper floor boasts bonus room and laundry room. This smart home package ensures your new home is as intelligent as it is beautiful. 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

















