



THE
A-TEAM

**RE/MAX
FIRST**

25 LEWISTON Road, Calgary T4B 2T3

MLS® #: **A2156629**

Area: **Lewisburg**

Listing Date: **08/14/24**

List Price: **\$1,100,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **5,050 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,574**
Low Sqft:
Ttl Sqft: **2,574**

DOM

35
Layout
Beds: **7 (5 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
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,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`5" x 9`0"	3pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	13`10" x 10`0"	Great Room	Main	13`5" x 17`2"
Bedroom - Primary	Upper	13`1" x 14`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bonus Room	Upper	10`0" x 13`5"	4pc Bathroom	Upper	0`0" x 0`0"

Bedroom
Bedroom
Bedroom
Great Room

Upper
Upper
Suite
Suite

9`2" x 12`1"
9`7" x 13`2"
9`9" x 11`5"
14`2" x 15`6"

Bedroom
Bedroom
4pc Bathroom
Kitchen

Upper
Suite
Suite
Suite

9`0" x 12`10"
9`0" x 14`4"
0`0" x 0`0"
10`5" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Welcome to the Easton by Genesis Builder Group, an exceptional 2502 sqft. two-story home offering 5 bdrms, 4 bath, and a versatile 2-bdrm legal basement suite. This stunning residence features luxurious granite and quartz finishes throughout, highlighted by wrought iron spindle railings and elegant riser and cornice detailing on the kitchen cabinets. The gourmet kitchen boasts a 11'x4' oversized island, stainless steel appliances, a gas range, and a gas line for your BBQ needs. Enjoy the warmth of a 50" lineal gas fireplace in the great room, and relax in the master ensuite's free-standing tub. The home also includes LVP, tile, and carpet flooring, with added potlights in the upper loft, main floor, & master bedroom. The 9' walls in the main and basement levels, an enlarged 22'x22' front attached garage, & a rear 14'x14' concrete patio enhance the appeal. Additional features include a side entry and a smart home package, ensuring both comfort & modern convenience. Photos 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

