



THE
A-TEAM

**RE/MAX
FIRST**

204 LEWISTON Drive, Calgary T4B 2T3

MLS®#: **A2158378**

Area:

Listing **08/19/24**

List Price: **\$874,650**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,346**

Low Sqft:

Ttl Sqft: **2,346**

Lot Information

Lot Sz Ar: **3,344 sqft**

Lot Shape:

DOM

30

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level, Street Lighting, Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Lighting**

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

Kitchen Appl: **Electric Oven, Induction Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	8`6" x 14`6"
Bedroom	Main	9`6" x 8`2"	Great Room	Main	13`0" x 13`0"
Dining Room	Main	10`0" x 13`0"	Bedroom - Primary	Upper	13`3" x 15`2"
5pc Ensuite bath	Upper	9`6" x 13`2"	Bedroom	Upper	9`6" x 10`8"
Laundry	Upper	5`8" x 8`9"	Bedroom	Upper	9`6" x 10`8"

**Balcony
Bonus Room**

**Upper
Upper**

**9`10" x 11`0"
14`0" x 13`3"**

5pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

TBD

Zoning:

TBD

Remarks

Pub Rmks:

Step into the Damon by Sterling Homes Calgary, a perfect blend of modern elegance and smart design. Spanning 2,294 sq. ft., this 4-bedroom, 3-bathroom home features a welcoming porch entry and a 2-car garage. The main floor shines with 9' ceilings, a chef's kitchen with stainless steel appliances, a spice kitchen with a gas line, and durable luxury vinyl plank flooring. A main floor bedroom and full bath offer flexibility for guests or multi-generational living. Upstairs, escape to the spacious primary bedroom complete with a luxurious 5-piece ensuite featuring quartz or granite countertops, a soaker tub, and a private water closet. Enjoy your morning coffee on the upper-floor balcony or cozy up by the electric fireplace with floor-to-ceiling tile. 9' basement ceilings, with a side entrance, great for potential future development, the Damon is as versatile as it is stunning. 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