



THE
A-TEAM

**RE/MAX
FIRST**

211 LEWISTON Drive, Calgary T4B2T3

MLS®#: **A2159703**

Area: **Lewisburg**

Listing Date: **08/23/24**

List Price: **\$616,222**

Status: **Active**

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: **2,677 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,308**
Low Sqft:
Ttl Sqft: **1,308**

DOM

89
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

Parking
Ttl Park: **2**
Garage Sz: **0**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
3pc Ensuite bath	Upper	
Bedroom	Upper	9`1" x 10`2"
Great Room	Main	11`7" x 12`0"

Room	Level	Dimensions
4pc Bathroom	Upper	
Bedroom - Primary	Upper	12`3" x 10`2"
Bedroom	Upper	9`6" x 9`1"
Nook	Main	11`8" x 8`1"

Title: **Fee Simple**
 Legal Desc: **2410580**

Zoning: **TBD**

Remarks

Pub Rmks: **Introducing "The Rosemary," a beautifully designed 1,271 sqft, 3-bedroom and 2.5 bath home that promises exceptional quality and modern features. Enjoy luxurious granite and quartz countertops throughout, complemented by elegant wrought iron spindle railing and riser and cornice details on the kitchen cabinets. The interior offers a blend of LVP, LVT, and carpet flooring, along with added pot lights in the master bedroom. The kitchen is equipped with stainless steel appliances and a stylish Silgranit undermount sink. Practical features include a gas line for the BBQ, a gas line rough-in for the range, and a Smart Home package. Outdoor living is enhanced with a 10'x10' rear pressure-treated deck featuring aluminum railing and stairs to grade. This home combines comfort, style, and functionality in a desirable location. 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









