



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LEWISTON Drive, Calgary T3P2J4**

MLS® #: **A2159706**

Area: **Lewisburg**

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

List Price: **\$690,882**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 12-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,012 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,990**  
Low Sqft:  
Ttl Sqft: **1,990**

DOM

**162**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **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,Smart Home,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	15`0" x 11`9"
Bedroom	Upper	9`0" x 10`0"	Bedroom	Upper	11`0" x 11`4"
Great Room	Main	11`7" x 12`0"	Nook	Main	12`0" x 8`6"
Loft	Upper	10`2" x 13`1"	Flex Space	Main	11`0" x 12`9"

Legal/Tax/Financial

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

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the Ruben by Genesis Builds, a stunning, 3-bedroom, 2.5-bath home designed for modern living. This thoughtfully designed residence features a main floor flex room, 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, 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**

















