



THE
A-TEAM

**RE/MAX
FIRST**

123 LEWISTON Drive, Calgary T3P2J6

MLS® #: **A2159833** Area: **Lewisburg** Listing Date: **08/23/24** List Price: **\$691,049**
 Status: **Active** County: **Calgary** Change: **-\$16k, 12-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,720 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,990**
 Low Sqft:
 Ttl Sqft: **1,990**

DOM

152
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,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 | 38`7" x 49`3" |
| Bedroom | Upper | 29`6" x 32`10" | Bedroom | Upper | 36`1" x 37`2" |
| Great Room | Main | 34`9" x 39`4" | Nook | Main | 39`4" x 27`11" |
| Flex Space | Main | 36`1" x 41`10" | | | |

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

















