

123 LEWISTON Drive, Calgary T3P2J6

A2159833 Lewisburg Listing 08/23/24 List Price: **\$706,799** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

2025 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Residential Calgary

Finished Floor Area Abv Saft: Low Sqft:

Ttl Sqft: 2,720 sqft

1,990

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,990

26

Ttl Park: 2 Garage Sz: 0

3 (3)

2.5 (2 1)

2 Storey

Access:

Back Lane, Back Yard Lot Feat: Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Vinyl Siding, Wood Frame Heating:

Flooring:

Ext Feat: None 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:

Sewer:

Room Information

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

Legal/Tax/Financial

Title: Fee Simple	Zoning: TBD			
Legal Desc:	2410580 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			
Inclusions:	package ensures modern convenience and connectivity throughout this beautiful home. Photos are representative. N/A			
Property Listed By:	Bode Platform Inc.			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123