



THE
A-TEAM

**RE/MAX
FIRST**

52 LEWISTON Drive, Calgary T3P2J5

MLS®#: **A2159875** Area: **Lewisburg** Listing Date: **08/23/24** List Price: **\$614,121**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,621 sqft**
 Lot Shape:

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

DOM

90
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

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 | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 3pc Ensuite bath | Upper | | Bedroom - Primary | Upper | 10`2" x 12`3" |
| Bedroom | Upper | 9`1" x 10`2" | Bedroom | Upper | 9`6" x 9`1" |
| Great Room | Main | 11`7" x 12`0" | Nook | Main | 11`8" x 8`1" |

Title:
Fee Simple
 Legal Desc:

2410580

Zoning:
TBD

Remarks

Pub Rmks: **Introducing "The Rosemary," a charming 1,271 sqft, 3-bedroom and 2.5 bath home It features a range of high-quality finishes and modern conveniences, including elegant granite and quartz countertops throughout, wrought iron spindle railing, and a mix of LVP, LVT, and carpet flooring. Enjoy added touches like potlights in the master bedroom, a gas line for BBQ, and a gas line rough-in for the range. The home also boasts stainless steel kitchen appliances, 9' walls on both the main and basement levels, a Smart Home package, and a stylish Silgranit undermount sink. Step outside to a 10'x10' rear pressure-treated deck with aluminum railing and stairs to grade. This well-appointed home offers comfort and style in a sought-after location. Photos are representative.**

Inclusions:
 Property Listed By: **N/A**
Bode Platform Inc.

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



