

52 LEWISTON Drive, Calgary T3P2J5

A2159875 Listing 08/23/24 List Price: **\$614,121** MLS®#: Area: Lewisburg

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

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Year Built: 2024

Lot Sz Ar: Lot Shape:

Lot Information

2,621 sqft

Access:

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

Ttl Sqft:

67 <u>Layout</u>

Finished Floor Area Beds: Abv Saft: Baths: 1,308 Low Sqft: Style:

1,308

<u>Parking</u>

DOM

Ttl Park: 2 0 Garage Sz:

10`2" x 12`3"

3 (3)

2.5 (2 1)

2 Storey

Utilities and Features

Roof: **Asphalt Shingle** Construction:

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

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:

Sewer:

Ext Feat:

None

Room Information

<u>Level</u> Level <u>Room</u> **Dimensions** Room **Dimensions**

2pc Bathroom Main 4pc Bathroom Upper 3pc Ensuite bath Upper **Bedroom - Primary** Upper 9`1" x 10`2" **Bedroom** Upper **Bedroom** Upper

9`6" x 9`1" **Great Room** Main 11`7" x 12`0" Main 11`8" x 8`1" Nook

Legal/Tax/Financial

Title: Zoning: **Fee Simple TBD** 2410580 Legal Desc: 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. N/A Inclusions: **Bode Platform Inc.** Property Listed By:

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

