



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 LEWISTON Drive, Calgary T3P2J5**

MLS® #: **A2160123**

Area: **Lewisburg**

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

List Price: **\$681,505**

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: **2,746 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,571**  
Low Sqft:  
Ttl Sqft: **1,571**

DOM

**152**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

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, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Nook	Main	10`4" x 12`10"
Great Room	Main	12`0" x 13`10"	Bedroom - Primary	Upper	12`3" x 13`5"
Bedroom	Upper	10`0" x 9`4"	Bedroom	Upper	10`0" x 9`4"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Introducing "The Iris," a spacious 1,512 sqft, 3-bedroom and 2.5 bath home which offers exceptional features and quality craftsmanship. Enjoy the convenience of a double detached garage and the elegance of granite and quartz countertops throughout. The home features stunning wrought iron spindle railing from the main to the upper floor, and sophisticated riser and cornice details on the kitchen cabinets. Interior finishes include a blend of LVP, LVT, and carpet flooring, complemented by a gas line for BBQ and a gas line rough-in for the range. The kitchen is equipped with stainless steel appliances and a Silgranit undermount sink. Additional highlights include 9' main and basement walls, a Smart Home package, and a 9'x10' rear pressure-treated deck with aluminum railing and stairs to grade. The property also offers a separate side entry and rough-in for future potential basement development. 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**













