



THE
A-TEAM

**RE/MAX
FIRST**

187 LEWISTON Drive, Calgary T3P2H7

MLS® #: **A2168046**

Area: **NONE**

Listing Date: **09/23/24**

List Price: **\$632,650**

Status: **Pending**

County: **Calgary**

Change: **-\$21k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,489

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,489

Lot Sz Ar:

2,329 sqft

Lot Shape:

DOM

89

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Level

Lot Feat:

Parking Pad

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator

Int Feat:

Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Great Room	Main	11`8" x 13`0"
Bedroom - Primary	Upper	11`10" x 13`4"
Bedroom	Upper	8`4" x 10`6"
4pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Basement	8`0" x 10`11"

Room	Level	Dimensions
Kitchen	Main	12`8" x 14`4"
Dining Room	Main	10`8" x 12`10"
4pc Ensuite bath	Upper	9`6" x 13`2"
Bedroom	Upper	9`8" x 8`4"
Bedroom	Basement	10`0" x 9`0"
3pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks: **This beautifully crafted Linden model offers 4 bedrooms, 3.5 bathrooms, and 1,436 sq. ft. of thoughtfully designed living space, perfect for families or those who appreciate quality and style. The main floor features a chef-inspired kitchen with stainless steel appliances, a chimney hood fan, built-in microwave, upgraded undermount silgranit sink, and a water line to the fridge. Complemented by quartz countertops and luxury vinyl plank flooring throughout, the open-concept layout includes a spice kitchen and 9' knockdown ceilings. Upstairs, the primary bedroom boasts a 4-piece ensuite with dual undermount sinks, a fully tiled shower with a bench, and a sliding glass door. The upper level includes additional bedrooms with ample space and natural light. The basement, with 9' ceilings and a side entrance, features a 1-bedroom and ideal for guests. Outside, enjoy the 11'x11' deck and privacy wall for outdoor gatherings or relaxing evenings. *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



Main Level: 756 sq. ft.



Upper Level: 680 sq. ft.

