



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)**

City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,329 sqft**
Lot Shape:

Access:
Lot Feat: **Level**
Park Feat: **Parking Pad**

Finished Floor Area
Abv Sqft: **1,489**
Low Sqft:
Ttl Sqft: **1,489**

DOM

131
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

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

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 over 1900 sq ft of 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 unit . Outside, enjoy the 11'x11' deck and privacy wall for outdoor gatherings or relaxing evenings. *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



Main Level: 756 sq. ft.

Upper Level: 680 sq. ft.