

187 LEWISTON Drive, Calgary T3P2H7

MLS® #: **A2168046** Area: **NONE** Listing Date: **09/23/24** List Price: **\$632,650**
 Status: **Active** 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

58
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	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`8" x 14`4"
Great Room	Main	11`8" x 13`0"	Dining Room	Main	10`8" x 12`10"
Bedroom - Primary	Upper	11`10" x 13`4"	4pc Ensuite bath	Upper	9`6" x 13`2"
Bedroom	Upper	8`4" x 10`6"	Bedroom	Upper	9`8" x 8`4"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Basement	10`0" x 9`0"
Kitchen	Basement	8`0" x 10`11"	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.