



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 LEWISTON Drive, Calgary T3P2H7**

MLS® #: **A2168091**      Area: **NONE**      Listing Date: **09/25/24**      List Price: **\$653,650**  
 Status: **Active**      County: **Calgary**      Change: **-\$16k, 18-Oct**      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: **2,333 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

**27**  
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 Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,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

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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 in the basement and is 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.**

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**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.