



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 LEWISTON Drive, Calgary T3P2H7**

MLS® #: **A2168091**

Area: **NONE**

Listing Date: **09/25/24**

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:

**2,333 sqft**

Lot Shape:

DOM

**69**

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 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
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 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.**

---

**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.