



THE
A-TEAM

**RE/MAX
FIRST**

26 LEWISTON Drive, Calgary T3P2H8

MLS® #: **A2168139** Area: **NONE** Listing Date: **09/25/24** List Price: **\$616,900**
 Status: **Active** County: **Calgary** Change: **-\$11k, 03-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: **2,311 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,690**
 Low Sqft:
 Ttl Sqft: **1,690**

DOM

56
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 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,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|------------------|-------|---------------|
| 4pc Bathroom | Main | 0`0" x 0`0" | Kitchen | Main | 12`8" x 14`0" |
| Great Room | Main | 10`10" x 15`5" | Dining Room | Main | 7`2" x 11`0" |
| Bedroom - Primary | Upper | 11`10" x 12`0" | 4pc Ensuite bath | Upper | 9`6" x 13`2" |
| Bedroom | Upper | 8`6" x 11`3" | Bedroom | Upper | 12`7" x 8`5" |
| 4pc Bathroom | Upper | 0`0" x 0`0" | Bedroom | Main | 8`7" x 9`4" |
| Bonus Room | Upper | 12`8" x 11`8" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

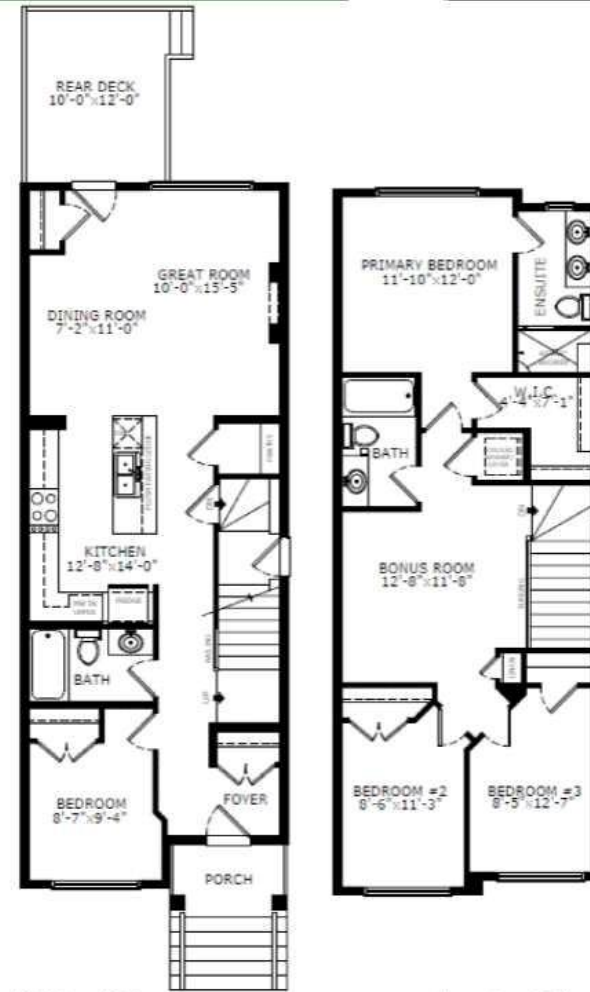
TBD

Remarks

Pub Rmks: **This exceptional Scarlett model features 4 bedrooms, 3 bathrooms, and 1,644 sq. ft. of thoughtfully designed living space. The main floor offers a chef-inspired kitchen with stainless steel appliances, a chimney hood fan, upgraded undermount silgranit sink, gas range, and water line to the fridge. Complemented by quartz countertops, luxury vinyl plank flooring, and 9' knockdown ceilings, the open-concept layout includes an electric fireplace with floor-to-ceiling tile face. The primary bedroom features a 4-piece ensuite with dual undermount sinks, a fully tiled shower with a bench, and a sliding glass door. The basement, with bedroom rough-ins and 9' ceilings, includes a side entrance, perfect for potential future development. Extra windows throughout the home bring in natural light, and paint-grade railing with iron spindles adds elegance. The rear 10'x12' deck with a BBQ gas line and privacy wall provides an inviting space for outdoor gatherings. *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: 840 sq. ft.

Upper Level: 804 sq. ft.