



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 LEWISTON Way, Calgary T3P2H8**

MLS® #: **A2168212**      Area: **NONE**      Listing Date: **09/25/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$17k, 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: **2,311 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 includes rough-ins and 9' ceilings, as well as a separate side entrance, perfect for 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:  
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: 840 sq. ft.



Upper Level: 804 sq. ft.