



THE
A-TEAM

**RE/MAX
FIRST**

34 LEWISTON Way, Calgary T4B2T3

MLS®#: **A2170587** Area: **Lewisburg** Listing Date: **10/03/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** 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: **2,294 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,593**
 Low Sqft:
 Ttl Sqft: **1,593**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **None**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 6`9"	Den	Main	6`7" x 5`5"
Dining Room	Main	17`0" x 13`0"	Kitchen	Main	10`0" x 16`11"
Living Room	Main	12`11" x 13`0"	3pc Bathroom	Upper	5`8" x 11`0"
4pc Bathroom	Upper	8`1" x 5`6"	Bedroom	Upper	9`9" x 11`7"
Bedroom	Upper	8`3" x 11`5"	Family Room	Upper	12`10" x 11`10"
Bedroom - Primary	Upper	11`9" x 12`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

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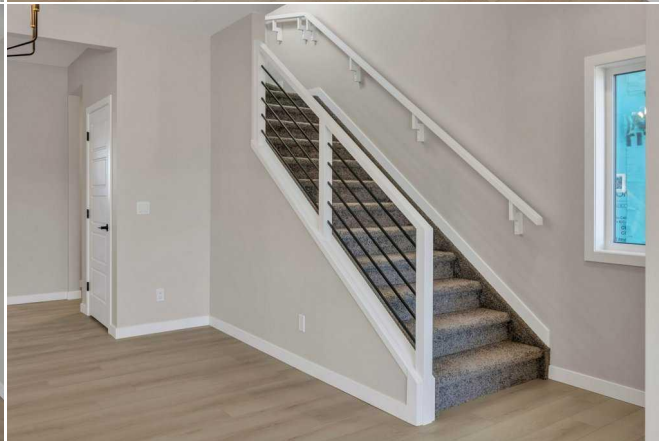
Remarks

Pub Rmks: **Stunning 2024-Built Semi-Detached Home in the New Community of Lewiston ! Welcome to your brand-new 2024-built semi-detached home in the vibrant and emerging community of Lewiston. This upgraded, modern residence offers the perfect blend of style, comfort, and functionality, making it an ideal choice for contemporary living. Featuring 3 spacious bedrooms and 2.5 baths, this home is designed with an open-concept main floor that boasts a huge living room filled with natural light from large, bright windows. The corner kitchen is a chef's dream, equipped with sleek stainless steel appliances, ample counter space, and a convenient pantry for all your storage needs. A dedicated den/office space on the main floor is perfect for creating a productive and quiet work-from-home environment, while the half bath on this level adds convenience for guests and family. Upstairs, a generous bonus room provides additional living space, perfect for a family movie night or a cozy reading nook. The luxurious primary bedroom includes a private ensuite bathroom, while two more well-sized bedrooms share a stylish family washroom, making it perfect for families of all sizes. The basement, with a separate exterior entrance, offers exciting potential opportunities —whether it's additional living space,, or a customized recreation area. onveniently located with easy access to Stoney Trail, your weekend adventures and commutes will be a breeze. Be one of the first to take possession of this exceptional home in the brand-new community of Lewiston, where modern living meets community charm. Don't miss out on this incredible opportunity—schedule your viewing today and make this spectacular home your own!**

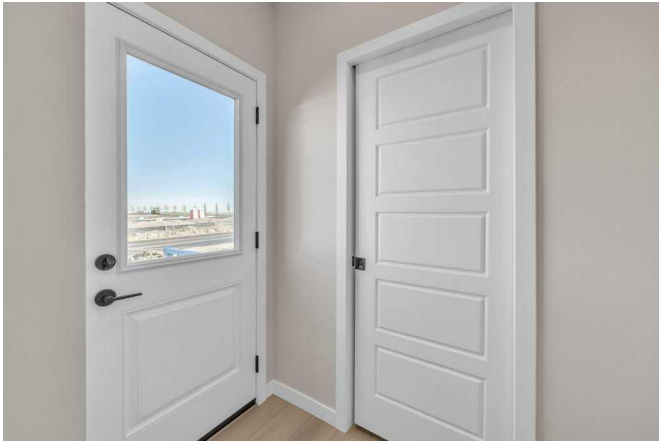
Inclusions: n/a
Property Listed By: **PREP Realty**

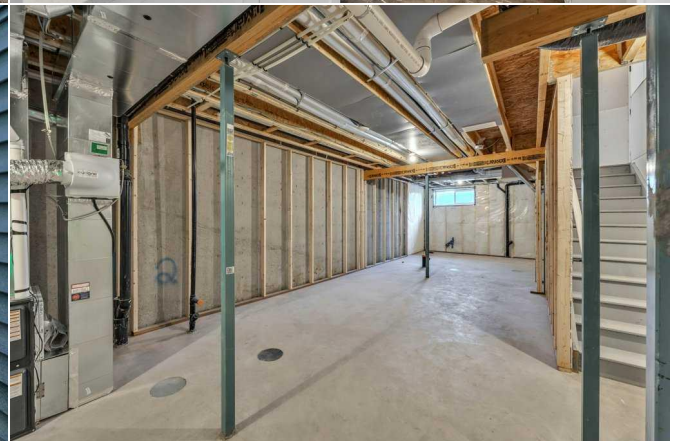
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

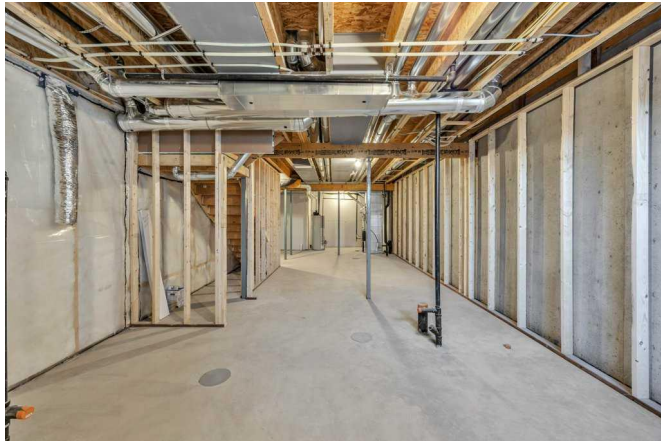






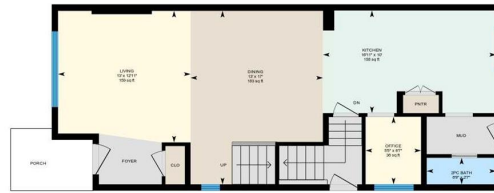






34 Lewiston Dr NE, Calgary, AB

Main Floor Exterior Area 783.89 sq ft
Interior Area 707.04 sq ft



PREPARED: 2024/09/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

34 Lewiston Dr NE, Calgary, AB

1st Floor Exterior Area 809.32 sq ft
Interior Area 732.45 sq ft



PREPARED: 2024/09/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.