



THE
A-TEAM

**RE/MAX
FIRST**

22 LEWISTON Way, Calgary T3P2H8

MLS®#: **A2176156**

Area:

Listing **10/31/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$13k, 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:

Ttl Sqft:

1,489

Lot Information

Lot Sz Ar:

2,300 sqft

Lot Shape:

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

Back Lane,Level,Street Lighting

Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Public Sewer

Ext Feat:

Private Entrance

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator

Int Feat:

Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Great Room	Main	11`8" x 12`11"
Dining Room	Main	10`8" x 12`10"	Bedroom - Primary	Upper	11`10" x 13`4"
Bedroom	Upper	9`8" x 8`4"	Bedroom	Upper	8`4" x 10`6"
Kitchen	Main	12`8" x 14`4"	3pc Bathroom	Basement	
Bedroom	Basement	11`6" x 10`0"			

Title: **Fee Simple**
Legal Desc: **TBD**

Zoning: **R-G**

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 , 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**

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.