



THE
A-TEAM

**RE/MAX
FIRST**

195 LEWISTON Drive, Calgary T4B 2T3

MLS®#: **A2181802**

Area: **Lewisburg**

Listing Date: **12/02/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,809

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,809

Lot Information

Lot Sz Ar:

2,387 sqft

Lot Shape:

Access:

Rectangular Lot

Lot Feat:

Double Garage Detached

Park Feat:

DOM

38

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`4" x 13`4"	Family Room	Main	12`1" x 9`0"
Kitchen	Main	12`3" x 13`9"	Dining Room	Main	11`8" x 11`4"
Foyer	Main	4`7" x 9`9"	2pc Bathroom	Main	4`11" x 4`11"
Pantry	Main		Mud Room	Main	6`5" x 7`2"
Bonus Room	Second	13`1" x 9`6"	Bedroom	Second	13`0" x 8`2"
Bedroom	Second	13`0" x 8`8"	4pc Bathroom	Second	5`0" x 9`3"
Bedroom - Primary	Second	17`2" x 11`6"	5pc Ensuite bath	Second	14`1" x 5`4"
Walk-In Closet	Second	8`0" x 4`11"	Laundry	Second	5`7" x 3`4"

Bedroom
Game Room
4pc Bathroom
Walk-In Closet
Furnace/Utility Room

Basement
Basement
Basement
Basement
Basement

12`2" x 10`2"
15`1" x 12`3"
8`6" x 5`0"
3`5" x 7`0"
12`5" x 6`7"

Bedroom
Kitchen
Laundry
Storage

Basement
Basement
Basement
Basement

9`1" x 8`11"
15`11" x 6`11"
5`10" x 3`5"
9`5" x 3`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410580

Zoning:
R-Gm Residential

Remarks

Pub Rmks:

This recently built, fully finished, stylish semi-detached home with a legal basement in the peaceful community of Lewiston is lovingly upgraded and well-kept throughout. Over 2239 sqft of fully developed living space home, provides a brilliant lifestyle for creating memories for kids and family, intelligent design, pleasing paint color accentuated with white trim, lovely laminate flooring, and high ceilings, you will love it. The main floor features will delight you, 9-ft ceilings, elegant white kitchen with stainless steel appliances, over the range microwave and a kitchen island, a living/dining room with a large window and patio door that brings sunlight into the whole space, kitchen cabinets with crown molding, fashionable tile backsplash, roomy walk-in pantry, and a half bath. A delightful design continues upstairs with a Master Bedroom serviced by a large walk-in closet, a 5 pcs ensuite with double vanity, two additional bedrooms, bonus room and of course a conveniently located 4-pcs main bathroom, and a laundry room. The lower level is a fully finished legal basement with two large bedroom, a separate kitchen, a separate laundry room, 4 pcs full bath and a large flexible room that makes the perfect gym/movie/ family room or additional income to support your mortgage. Peace of mind for a growing family or a real estate investor, all this stunning home needs is you! It would be my absolute pleasure to give you a tour! Parking is a breeze with the convenience of a double detached garage. This residence not only offers a comfortable and stylish living space but also the convenience of a prime location. Enjoy the perks of living in LEWISTON Community, surrounded by hub amenities, parks, and the vibrant energy of downtown Calgary just 20 mins away. Don't miss the opportunity to call this half duplex your home - book your showing today and embrace the lifestyle that awaits you in this desirable Calgary neighborhood!

Inclusions:
Property Listed By:

NONE
URBAN-REALTY.ca

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













