



THE
A-TEAM

**RE/MAX
FIRST**

196 LEWISTON Drive, Calgary T3P2H9

MLS® #: **A2182370**

Area: **NONE**

Listing Date: **12/13/24**

List Price: **\$799,995**

Status: **Pending**

County: **Calgary**

Change: **-\$17k, 02-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,337**

Low Sqft:

Ttl Sqft: **2,337**

Lot Information

Lot Sz Ar: **3,344 sqft**

Lot Shape:

DOM

50

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

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



