

Finished Floor Area

2,337

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Abv Saft:

Low Sqft:

Ttl Sqft:

196 LEWISTON Drive, Calgary T3P2H9

A2182370 NONE Listing 12/13/24 List Price: \$816,900 MLS®#: Area:

Status: Active County: Calgary Change: -\$11k, 13-Dec Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Year Built: 2024 Lot Information

Lot Sz Ar: 3,344 sqft

Lot Shape:

Access:

Lot Feat: **Back Yard**

Park Feat: **Double Garage Attached** DOM

8 <u>Layout</u>

Beds:

4 (4) 3.0 (3 0) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Heating:

Sewer: Ext Feat:

Flooring: Balcony, Lighting, Private Entrance 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

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions 3pc Bathroom** 4pc Bathroom Main Upper 13`0" x 12`11"

5pc Ensuite bath Upper **Great Room** Main

Dining Room Main 10`0" x 13`0" **Bedroom - Primary** Upper 13`3" x 15`2" **Bedroom** 9`6" x 10`8" 9`6" x 10`8" Upper **Bedroom** Upper Kitchen Main 8'6" x 14'6" 9`6" x 8`2" **Bedroom** Main

Library Upper 5`8" x 8`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Pub Rmks:

Legal Desc: TBD Remarks

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Discover the Damon! A Home Like No Other! This exceptional 4-bedroom, 3-bathroom home stands out with its unique blend of modern elegance and unmatched functionality. Perfect for families and entertainers alike, it features a show-stopping kitchen with a chimney hood fan, upgraded black fixtures, a Silgranit sink, and a spice kitchen with a gas range, ideal for culinary enthusiasts. The main floor offers a rare combination of a full bedroom and bathroom, while the upper-level bonus room with vaulted ceilings provides a versatile space for work or relaxation. The primary bedroom is a retreat in itself, complete with a luxurious 5-piece ensuite. Additional highlights include a dramatic wall-to-wall tile fireplace, rough-ins for basement development, and thoughtful finishes throughout. *Photos are representative. December 2024 possession. 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





