

## 196 LEWISTON Drive, Calgary T3P2H9

MLS®#:	A2182370	Area:	NONE	Listing Date:	12/13/24	List Price: <b>\$799,995</b>
Status:	Pending	County:	Calgary	Change:	-\$17k, 02-Jan	Association: Fort McMurray



eral Information	-			DOM				
о Туре:	Residential			50				
Type:	Detached			<u>Layout</u>				
/Town:	Calgary	Finished Floor Ar	ea	Beds:	4(4)			
r Built:	2024	Abv Sqft:	2,337	Baths:	3.0 (3 0)			
Information		Low Sqft:		Style:	2 Storey			
Sz Ar:	3,344 sqft	Ttl Sqft:	2,337					
Shape:				Parking				
				Ttl Park:	4			
				Garage Sz:	2			
				Galage 52.	2			
ess:								
Feat:	Back Yard							
Feat:	Double Garage Attached							

			Utilities and Features			
Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Vinyl Siding,Wood Frame Flooring:	Vinyl Siding,Wood Frame		
Ext Feat:	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,   Utilities: Room Information				arate Entrance,Smart Hom	e,Vaulted Ceiling(s),Walk-In Closet(s)	
<u>Room</u> 3pc Bathroon 5pc Ensuite I Dining Room Bedroom	bath Upper	Dimensions 10`0" x 13`0" 9`6" x 10`8"	Room Apc Bathroom Great Room Bedroom - Primary Bedroom	<u>Level</u> Upper Main Upper Upper	Dimensions 13`0" x 12`11" 13`3" x 15`2" 9`6" x 10`8"	

Library	Upper	5`8" x 8`1"		
		Legal/Tax/Fin	ancial	
Title:		Zoning:		
Fee Simple	TBD	R-G		
Legal Desc:	IBD	Remark	5	
Pub Rmks:	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: Property Listed By:	N/A Bode	N/A		

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





