



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 LEWISTON Drive, Calgary T3P2J6**

MLS®#: **A2182928**

Area: **Lewisburg**

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

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,484 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,757**

Low Sqft:

Ttl Sqft: **1,757**

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape**

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer Stacked**

Int Feat:

**Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Smart Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>9`11" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`3"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`6" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 20`3"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`9" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`10" x 8`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410580**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*QUICK POSSESSION\* available for this stunning home, offering a spacious and modern design with 9' knockdown ceilings on the main floor and basement, creating an open and airy feel. The side entrance provides convenience and potential for additional use. The stylish kitchen features stainless steel appliances, an upgraded undermount silgranit sink, a water line to the fridge, and quartz countertops throughout. The main floor boasts a full bath and durable Luxury Vinyl Plank (LVP) flooring, extending through all wet areas. An elegant electric fireplace with a floor-to-ceiling tile face adds warmth and sophistication, while the paint-grade railing with iron spindles enhances the home's contemporary charm. Extra windows fill the home with natural light, including in the south-facing backyard and large corner lot. The 4-piece ensuite is a luxurious retreat with dual undermount sinks, a fully tiled shower with a bench, and a sliding glass door. This home truly combines comfort, style, and functionality in every detail.**

Inclusions: **NONE**  
Property Listed By: **Real Broker**

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













