



THE
A-TEAM

**RE/MAX
FIRST**

62 LEWISTON Way, Calgary T3P2H8

MLS®#: **A2189226**

Area: **Lewisburg**

Listing Date: **01/21/25**

List Price: **\$629,900**

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:

1,690

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,690

Lot Information

Lot Sz Ar:

2,616 sqft

Lot Shape:

DOM

1

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater

Int Feat:

Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	15`5" x 10`0"
Dining Room	Main	11`0" x 6`7"	Kitchen	Main	14`0" x 12`6"
Bedroom	Main	9`4" x 8`5"	Bedroom - Primary	Upper	12`0" x 11`8"
Bedroom	Upper	11`3" x 8`4"	Bedroom	Upper	12`7" x 8`5"
Bonus Room	Upper	11`8" x 12`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2410580

Remarks

Pub Rmks: **Introducing the Scarlett, a beautifully designed home with incredible features! The executive kitchen is equipped with stainless steel appliances, a chimney hood fan, silgranit sink, gas cooktop, and water line to the fridge. Luxury Vinyl Plank (LVP) flooring flows throughout the main floor and wet areas. Enjoy a spacious living area with 9' knockdown ceilings and an electric fireplace with floor-to-ceiling tile face. Extra windows bring in natural light, and quartz countertops with undermount sinks are featured throughout. The 4-piece ensuite boasts dual sinks, a fiberglass shower with bench, and a sliding glass door. The basement is ready for potential future development with a side entrance and 9' ceiling. Step outside to a rear 10'x12' deck with BBQ gas line and privacy wall. Perfect for modern living! 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

