

66 LEWISTON Way, Calgary T3P2H8

MLS® #: **A2189242** Area: **Lewisburg** Listing Date: **01/21/25** List Price: **\$595,700**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,594 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave, Microwave Hood Fan, 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 |
|-------------------|-------|---------------|--------------|-------|---------------|
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 4pc Ensuite bath | Upper | | Dining Room | Main | 15`3" x 10`8" |
| Kitchen | Main | 14`4" x 12`4" | Great Room | Main | 13`0" x 11`6" |
| Bedroom - Primary | Upper | 13`4" x 11`8" | Bedroom | Upper | 10`6" x 8`4" |
| Bedroom | Upper | 9`8" x 8`4" | | | |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

TBD

Legal Desc:

2410580

Remarks

Pub Rmks:

Introducing the Linden, a beautifully crafted home with modern features throughout! The kitchen boasts stainless-steel appliances, a dishwasher in the island, and a stylish tile backsplash. Enjoy the convenience of 9' basement ceilings, a side entrance and rough ins for potential future development. The rear 11'x11' deck comes with a BBQ gas line rough-in and a privacy wall between duplexes. Inside, you'll find LVP flooring throughout the main floor and wet areas. The 4-piece ensuite offers dual sinks and a walk-in shower. Paint-grade railing with iron spindles and the electric fireplace in the great room enhances the aesthetic. Perfect for modern living! Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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

