



THE
A-TEAM

**RE/MAX
FIRST**

52 LEWISTON View, Calgary T3P2J1

MLS® #: **A2194334** Area: **Lewisburg** Listing Date: **02/12/25** List Price: **\$763,913**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,884 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,114**
Low Sqft:
Ttl Sqft: **2,114**

DOM

65
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	11`11" x 14`1"
Bedroom	Upper	10`3" x 11`0"	Bedroom	Upper	10`3" x 11`0"
Loft	Main	11`7" x 11`0"	Bedroom	Upper	9`1" x 10`6"
Dining Room	Main	9`10" x 11`5"	Living Room	Main	11`1" x 11`5"
Great Room	Main	11`0" x 13`0"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2410580
 Zoning: TBD

Remarks

Pub Rmks: Discover The Montay by Genesis Builder Group - a stunning 4-bedroom, 2.5-bathroom two-story home designed for modern living. This home features an open-concept layout with 9' main and basement walls, a closed-in flex room with dual French doors, and an electric linear fireplace for a cozy ambiance. The kitchen boasts granite/quartz countertops, riser and cornice to cabinets, a Silgranit undermount sink, and stainless steel appliances, with a gas line rough-in to the range for added convenience. Elegant wrought iron spindle railings, LVP, LVT, and carpet flooring, and smart home technology elevate the space. The primary bedroom shines with added pot lights, while a side entry leading to the undeveloped basement with rough-in's offers potential future development Complete with a double attached garage, gas line to the BBQ, and stylish finishes throughout, this home is the perfect blend of functionality and sophistication. 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

















