



THE
A-TEAM

**RE/MAX
FIRST**

80 LEWISTON View, Calgary T3P2J1

MLS®#: **A2194353** Area: **Lewisburg** Listing Date: **02/13/25** List Price: **\$758,059**
 Status: **Active** 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: **2,059**
 Low Sqft:
 Ttl Sqft: **2,059**

DOM

9
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,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Smart Home,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	9`1" x 11`10"	Bedroom	Upper	9`1" x 12`0"
Loft	Main	11`7" x 10`4"	Bedroom	Upper	9`1" x 10`0"

Dining Room
Great Room

Main
Main

9`10" x 11`5"
11`0" x 12`0"

Living Room
Nook
Legal/Tax/Financial

Main
Main

11`1" x 11`5"
11`0" x 6`11"

Title:
Fee Simple
Legal Desc:

2410580

Zoning:
TBD

Remarks

Pub Rmks: **Discover The Montay by Genesis Builder Group, a stunning home designed for modern living with premium finishes throughout. This beautifully crafted home features granite or quartz countertops, wrought iron spindle railings, and elegant riser and cornice details on the kitchen cabinets for a timeless touch. The main living areas boast durable LVP and LVT flooring, while plush carpet adds comfort upstairs. Enjoy cozy evenings by the electric linear fireplace, with added pot lights in the dining room to enhance ambiance. The chef-inspired kitchen comes equipped with stainless steel appliances, a Silgranit undermount sink, and a gas line rough-in to the range, while a convenient gas line to the BBQ makes outdoor entertaining effortless. With 9' ceilings on both the main floor and basement, a smart home package, and a separate side entry to the basement, this home is designed for comfort, convenience, and future possibilities. 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

















