



THE
A-TEAM

**RE/MAX
FIRST**

95 LEWISTON Drive, Calgary T3P2J6

MLS® #: **A2195845** Area: **Lewisburg** Listing Date: **02/25/25** List Price: **\$743,100**
 Status: **Active** County: **Calgary** Change: **-\$21k, 25-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,841 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,879**
 Low Sqft:
 Ttl Sqft: **1,879**

DOM

0
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **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: **Built-In Oven,Dishwasher,Electric Range,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	Great Room	Main	12`3" x 16`9"
Kitchen	Main	10`10" x 10`10"	Bedroom	Main	11`7" x 12`0"
3pc Bathroom	Suite	0`0" x 0`0"	Bedroom	Suite	11`7" x 10`10"
Bedroom	Suite	12`0" x 12`0"	Bedroom - Primary	Upper	12`6" x 14`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`10" x 8`4"
Bedroom	Upper	10`7" x 10`2"	Bedroom	Upper	12`3" x 9`10"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410580

Zoning:
TBD

Remarks

Pub Rmks:

Introducing The Jade - the perfect home with endless possibilities! This spacious home features a stunning executive kitchen with built-in stainless steel appliances, a gas cooktop, and walk-in corner pantry. On the main floor, you'll find a bedroom and a full bathroom with a walk-in shower - perfect for guests or multi-generational living. The highlight? A fully separate 2-bedroom legal basement suite with a side entrance, great for private space or for family. The great room is centered around a stunning electric fireplace with a sleek tile face, creating a warm and inviting atmosphere. Upstairs, enjoy a vaulted ceiling loft, and a spacious primary bedroom with a walk-in closet, and a modern 3-piece ensuite. Photos are representative.

Inclusions:
Property Listed By:

NA
Bode

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











