



THE
A-TEAM

**RE/MAX
FIRST**

56 LEWISTON Drive, Calgary T3P 2J5

MLS®#: **A2196400**

Area: **NONE**

Listing Date: **02/21/25**

List Price: **\$681,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,746 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,581**
Low Sqft:
Ttl Sqft: **1,581**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Smart Home,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 12`3"	Kitchen	Main	15`2" x 8`5"
Dining Room	Main	12`9" x 10`3"	Foyer	Main	5`5" x 4`10"
Mud Room	Main	5`0" x 3`7"	Nook	Main	7`4" x 2`10"
2pc Bathroom	Main	5`5" x 4`11"	Bedroom - Primary	Second	13`4" x 12`3"
Walk-In Closet	Second	6`11" x 5`7"	4pc Ensuite bath	Second	10`8" x 4`10"
Bedroom	Second	9`11" x 9`3"	Bedroom	Second	9`11" x 9`3"
Laundry	Second	5`4" x 3`3"	4pc Bathroom	Second	9`2" x 5`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2410580**
 Zoning: **R1**

Remarks

Pub Rmks: **Introducing the "Iris" model from GENESIS Homes. A spacious 1512 sq.ft., 3 bedroom, 2.5 bathroom home that offers exceptional features and craftsmanship. Enjoy the convenience of the double detached garage and the 9'x10' back deck! This warm and enchanting home offers plush, comfortable carpet, quartz countertops throughout, wrought Iron spindle railing (from Main Floor to upper stub-wall), 9' foundation walls, BBQ Gas line with quick connect, Gas line roughed in to the range, and an undermount silgranit sink in kitchen. A massively popular feature in this home is the private side entrance leading to a roughed in one bedroom legal suite. This is a gorgeous home, with a beautiful layout, and must be seen to be believed.**

Inclusions: **none**
 Property Listed By: **Stonemere Real Estate Solutions**

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









