



GRASSROOTS
REALTY GROUP

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169 Lewiston Landing NE
Calgary, Alberta

MLS # A2249840



\$887,800

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,547 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Pierce 2 – a beautifully designed home built by a trusted builder. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The main floor offers a flex room with a full bath and walk-in shower, an executive kitchen with built-in stainless steel appliances, gas cooktop, and fridge with water & ice dispenser, plus a spice kitchen with gas range and pantry shelving. The great room is highlighted by an electric fireplace with a maple mantle and floor-to-ceiling tile. Upstairs, enjoy a vaulted ceiling in the bonus room, two stunning primary bedrooms, and a spa-inspired 5-piece ensuite with a tiled shower and soaker tub. Additional bedrooms share a dual-sink bathroom with a convenient Jack & Jill layout. Extra windows throughout provide abundant natural light.