



GRASSROOTS
REALTY GROUP

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52 Lewiston Drive NE
Calgary, Alberta

MLS # A2254390



\$599,000

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Step into this beautifully finished 1,304 sq. ft., 3-bedroom, 2.5-bath home where modern style meets everyday comfort. The open-concept main floor is bright and inviting, featuring granite and quartz countertops, wrought iron spindle railing, and a mix of LVP, LVT, and plush carpet. The upgraded kitchen is a true highlight, complete with stainless steel appliances, a built-in microwave, a hood fan, a Silgranit undermount sink, and a cozy coffee nook — the perfect spot to start your day. Pot lights throughout the home add a warm glow to every room. Enjoy the comfort of central air conditioning and the convenience of an oversized garage. Step outside to a 10'x10' pressure-treated deck with aluminum railing and a gas line for your BBQ, all overlooking a backyard designed for relaxing or entertaining. There is the potential to add a convenient side entrance, offering even more flexibility for future development or private access.