



GRASSROOTS
REALTY GROUP

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112 Lewiston Landing NE
Calgary, Alberta

MLS # A2256662



\$969,350

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	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, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. This stunning 2025-built home combines modern elegance with high-end functionality. Featuring an executive kitchen with waterfall granite countertops, pots and pan drawers, pendant lighting, and a gas range. A separate spice kitchen with its own gas range and a spacious pantry. Designed with flexibility in mind, this home includes two primary bedrooms, a main floor bedroom, and a 5-piece ensuite with a tiled shower base, barn-style door, and tile flooring. A vaulted ceiling enhances the upper bonus room, and the electric fireplace. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins —perfect for potential future development. 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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full home 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. Photos are representative.