



GRASSROOTS
REALTY GROUP

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231 Lewiston Drive NE
Calgary, Alberta

MLS # A2261363



\$748,650

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Spice Kitchen, Induction Cooktop		

Discover luxury and versatility in the stunning Jade Showhome — where style meets functionality! 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, plus moving concierge services included in each home. This beautifully designed home features an open-concept layout with stainless steel appliances, a spice kitchen with gas range and pantry shelving, and an electric fireplace with a striking mantle above. A main floor bedroom and full bathroom with a walk-in shower offer added flexibility. Upstairs, enjoy the convenience of laundry (washer & dryer included), and a spacious ensuite with a walk-in shower. The fully developed basement of this home features a ONE BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance — perfect for extended family living.. Photos are representative. Additional windows throughout bring in extra light, and a rear deck offers outdoor space to unwind. 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 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. Photos are representative.