



GRASSROOTS
REALTY GROUP

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72 Lewisburg Close NE
Calgary, Alberta

MLS # A2266724



\$759,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Neighbours Behind, Sloped, Zero Lot L		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Shingle Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: N/A

LET'S BE HONEST—THE SECOND ISLAND CHANGES EVERYTHING. Suddenly there's room for cereal chaos, laptop cords, and a half-finished science project without losing prep space for dinner. In a world full of cookie-cutter kitchens, this one dares to ask: what if function looked this good? The double-island layout anchors the main floor and proves that design and everyday life can actually get along. TEN-FOOT CEILINGS pull light across every surface, softening the edges and making the space feel calm even when the calendar isn't. The FULL-HEIGHT FIREPLACE WALL adds quiet definition to the living, while the UPGRADED THREE-PANEL PATIO DOOR opens to an ELEVATED DECK that steps down to a partially fenced yard with NO DIRECT NEIGHBOURS BEHIND—just the kind of privacy that makes morning coffee or late-night barbecue feel like a small luxury. The flow from garage to mudroom to WALK-THROUGH PANTRY to kitchen makes unloading groceries almost satisfying. Upstairs, you arrive in the BONUS ROOM—a bright, open space that catches light from the south stairwell window. From there, FRENCH DOORS lead to the master bedroom, where calm takes over: a SOAKER TUB, DUAL SINKS, TILED SHOWER, and enough space to exhale. Each secondary bedroom includes its own walk-in closet (a rare peace treaty in most families), and the laundry room comes with a built-in counter that turns folding into something you might actually finish. Down below, a SEPARATE SIDE ENTRY and NINE-FOOT FOUNDATION height set the stage for whatever comes next—future development, multi-gen living, or that gym you swear you'll use. ROUGH-INS FOR A WET BAR, SECOND LAUNDRY, EV CHARGER, AND SOLAR CONDUIT are already waiting, because good planning is invisible

until you need it. Outside, durable HARDIE SIDING and clean lines give the home a modern, enduring feel that fits the evolving streetscape of Lewisburg. You can tell this plan was drawn by people who understand how families actually move through a house—and what happens when they don't. Book a showing today. It's the kind of plan that doesn't need a pitch—just a walk-through. • PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on 72 Lewisburg Close NE. Interior selections and floorplans shown in photos.