



**GRASSROOTS**  
REALTY GROUP

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**132 Lewiston Drive NE**  
**Calgary, Alberta**

**MLS # A2267544**



**\$852,000**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,376 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed 26-foot-wide home perfectly situated on a 36-foot-wide traditional lot, backing onto peaceful green space. Thoughtfully crafted for modern living, this home offers exceptional design, spacious interiors, and premium features throughout. The main floor features a bright open-concept layout that seamlessly connects the great room, dining area, and kitchen—ideal for entertaining or family gatherings. The kitchen is equipped with a large island, quartz countertops, and a convenient butler’s pantry, providing additional storage and prep space. A main floor den or office offers the perfect work-from-home setup or guest space, complemented by a full bathroom on the same level. Large rear windows and patio doors lead to a rear deck, where you can relax and enjoy beautiful green space views. Upstairs, the home offers four spacious bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, double sinks, and a tiled shower. The additional bedrooms are well-sized and share a modern main bathroom. A lifestyle room with a tray ceiling provides a great secondary living area—perfect for a media space, playroom, or family lounge. This home also includes elegant railings on the stairs, a side entrance, and a 9-foot basement ceiling height, providing excellent development opportunities. The property’s thoughtful layout, premium finishes, and private setting backing onto green space make it the perfect home for families seeking comfort, style, and convenience.