



GRASSROOTS
REALTY GROUP

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80 Lewisburg Close NE
Calgary, Alberta

MLS # A2268523



\$779,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,579 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Neighbours Behind, Sloped, Zero Lot Line		

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

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

Inclusions: N/A

IF A FLOOR PLAN COULD READ YOUR MIND, IT WOULD PROBABLY LOOK LIKE THIS. Every corner earns its keep, every sightline makes sense, and nothing feels like filler. ALL THE ESSENTIALS. The main floor is full of “that’s actually really smart” moments. Up front, the LOUNGE doubles as a home office, hobby zone, or family command center — a space that keeps everyone organized without feeling like a workstation. Around the corner, a true FLEX ROOM sits next to a FULL THREE-PIECE BATHROOM, making overnight guests feel right at home (and giving you a future main-floor bedroom option if life ever calls for it). NINE-FOOT CEILINGS and clean sightlines make the space feel open without losing warmth, while the CUSTOMIZED kitchen quietly holds everything together: FULL-HEIGHT CABINETRY, BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, AND QUARTZ COUNTERS that stay calm no matter how chaotic mornings get. The great room finishes it with a 50-INCH FIREPLACE and just the right dose of polish. Upstairs, three bedrooms — each with a walk-in closet — branch off a BONUS ROOM BUILT FOR MOVIE NIGHTS and slow Sundays. The adjacent LOFT SPACE keeps the rest of the floor in check: a spot for older kids, crafts, or toys that deserve their own zip code. The master ensuite mixes calm and common sense with a DUAL-SINK VANITY, DEEP SOAKER TUB, and a TILE-AND-GLASS SHOWER that still feels like a treat on a Tuesday. Upstairs laundry with a FOLDING COUNTER and LINEN SHELVING keeps chores civilized instead of scattered. Downstairs, a 9-FOOT FOUNDATION, SEPARATE SIDE ENTRY, and rough-ins for laundry, wet bar, bathroom, and solar conduit keep your options open — while the garage’s EV charger rough-in proves

the planning went beyond the obvious. NO NEIGHBOURS BEHIND, quiet loop road out front, and Lewisburg all around — a Genstar community designed for connection, with pathways, parks, and a genuine sense of calm. What a great opportunity to make an investment for your family. Polished without being precious, designed for real life, and flexible enough to grow right along with it. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.