



GRASSROOTS
REALTY GROUP

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477 Lewiston Landing NE
Calgary, Alberta

MLS # A2271194



\$699,250

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to the stunning Birkley 3 — a beautifully designed home combining style and 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. The modern kitchen features stainless steel appliances, a gas range with chimney hoodfan, built-in microwave, silgranit sink, and elegant pendant lighting over the island. Enjoy added convenience with a spice kitchen complete with a gas range, pantry shelving, and French door. The inviting living area offers an electric fireplace with floor-to-ceiling tile, while the vaulted bonus room provides the perfect space to relax or entertain. Upstairs, relax in the luxurious 5-piece ensuite with tile flooring. LVP flooring runs throughout the main floor, main bath, and laundry. Finished with paint-grade railing and iron spindles, this home perfectly blends comfort, luxury, and modern design. 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 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.