



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**40 Lewiston View NE**  
**Calgary, Alberta**

**MLS # A2277570**



**\$715,000**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Zero Lot Line		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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

Discover refined living in this beautifully crafted McKee Home, set within the desirable community of Lewiston. Offering a well-balanced blend of modern design, functional spaces, and quality upgrades, this home is thoughtfully designed to meet the needs of today's families. Step inside to an inviting foyer highlighted by impressive open-to-above ceilings that create a sense of space and elegance. The main level is both practical and welcoming, featuring a private bedroom and full bathroom—ideal for overnight guests or extended family. The heart of the home is the bright, open living and dining area, where windows and a patio door allow natural light to flow effortlessly throughout. A dedicated spice kitchen enhances day-to-day living, while upgraded stair railings add a sleek, contemporary finish. Upstairs, you will find a spacious family room that offers flexibility for entertainment, work-from-home needs, or relaxation. The primary suite serves as a comfortable retreat, complete with a well-appointed 5-piece ensuite featuring double vanities, a soaker tub, and a separate enclosed shower. Two additional bedrooms and a modern 3-piece bathroom complete the upper level. The home also includes a side entrance, 9-foot basement ceilings, and rough-ins, providing excellent potential for future customization. Built with attention to detail and lasting craftsmanship, this McKee Homes property delivers generous living space in a family-friendly neighbourhood. Located in Lewiston, it offers a perfect combination of comfort, versatility, and modern appeal.