



**46 Lewiston Row NE
Calgary, Alberta**

MLS # A2289520



\$799,967

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 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:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

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. This 2025 home offers an executive kitchen with stainless steel appliances, gas cooktop, waste bin pull-out in island, and walk-in pantry with French door. The 5-piece ensuite features a soaker tub, bank of drawers, fully tiled shower with bench and glass shelves, and pocket door. Dual sinks in the main bath, fiberglass shower, and tiled bathroom/laundry floors add function. Enjoy a side entrance, basement ROUGH-INS for potential future development, 9' basement ceiling, rear deck with BBQ gas line RI, upper balcony with glass railing, electric fireplace with maple floating shelves, maple railing with iron spindles, vaulted bonus room, and LVP throughout the main floor and upper common areas. 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.