



**680 Lewisburg Place NE  
Calgary, Alberta**

**MLS # A2298284**



**\$629,900**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Outside, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<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>	Mixed, Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

A FULL BEDROOM AND FULL BATHROOM ON THE MAIN FLOOR &mdash; ONCE YOU&rsquo;VE LIVED WITH IT, YOU WON&rsquo;T WANT TO GO BACK. It&rsquo;s one of those features that quietly changes how a home works &mdash; and makes you wonder why every home isn&rsquo;t built this way. Guests stay comfortably. Family can visit without anyone playing musical bedrooms. Or it becomes the kind of home office people actually need now &mdash; private, bright, and separate from the noise of daily life. The kitchen keeps things sharp and confident. FULL-HEIGHT CABINETS brings storage right to the ceiling, paired with crisp WHITE QUARTZ COUNTERTOPS and a MARBLE-LOOK TILE BACKSPLASH with subtle warm veining. Rich, darker-toned cabinetry and warm wood-tone LVP FLOORING ground the space, while black hardware and fixtures carry that contrast through in a way that feels cohesive. A CHIMNEY-STYLE HOOD FAN handles real cooking, and a BUILT-IN MICROWAVE keeps the counters clear. In the living room, a FULL-HEIGHT ELECTRIC FIREPLACE FEATURE WALL anchors the space with an immediate sense of polish. Upstairs, the CENTRAL BONUS ROOM earns its square footage, separating the primary bedroom from the secondary bedrooms &mdash; a detail that starts to feel brilliant once schedules stop lining up. Movie nights, homework, or just somewhere to land that isn&rsquo;t the kitchen. UPSTAIRS LAUNDRY sits exactly where it should: close to the bedrooms and quietly saving steps every week. Downstairs, the basement is unfinished &mdash; but very intentionally prepared. SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS, a 200 AMP ELECTRICAL PANEL, and ROUGH-INS FOR A FUTURE BATHROOM, SECOND LAUNDRY LOCATION, and BAR/KITCHEN SINK. The heavy lifting

is already done, which means future plans come with fewer surprises. Out back, the 20'  $\times$  20' PARKING PAD is already in place off the lane  $\text{\textendash}$  simple today, ready whenever a future garage becomes part of the picture. Set in LEWISBURG, a thoughtfully planned northeast community by Genstar with connected pathways, parks, and green spaces, plus quick access to Stoney Trail and nearby amenities, this home is CURRENTLY UNDER CONSTRUCTION WITH POSSESSION EXPECTED MID-AUGUST  $\text{\textendash}$  giving you a timeline that actually works. Visit the showhome for a closer look at the finishes and layout, or reach out for further details before it's complete.  $\bullet$  PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model  $\text{\textendash}$  fit and finish may differ. Interior selections and floorplans shown in photos.