



**204 Lewiston Landing NE  
Calgary, Alberta**

**MLS # A2304718**



**\$849,644**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,362 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

Welcome to the Denali 7 by Sterling Homes Calgary, this beautifully designed home offering modern finishes, versatile living, and a fully finished 1 bedroom legal basement suite for added value. Built by a trusted builder with over 75 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 kitchen is thoughtfully designed with a chimney hood fan, microwave appliance tower, waste pull-out in the island, and a dedicated spice kitchen featuring a gas range, French door, and pantry shelving. The main floor includes a bedroom and full bathroom—ideal for guest—along with an inviting electric fireplace accented by paint grade shelves and upgraded doors throughout. Upstairs, enjoy a vaulted bonus room and a well-appointed 5-piece ensuite with a soaker tub, tiled shower with fiberglass base and niche, and a bank of drawers, with matching cabinetry in the upper bath. Tiled flooring runs through all wet areas, while LVP extends through the basement stairwell and upper common spaces. The 1-bedroom legal basement suite with side entrance and ceilings offers excellent additional space. Additional highlights include paint grade railing with iron spindles, extra windows for natural light, and a rear deck with BBQ gas line rough-in. 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, 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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.