



**56 Lewiston Drive NE  
Calgary, Alberta**

**MLS # A2160123**



**\$697,255**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, 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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing "The Iris," a spacious 1,512 sqft, 3-bedroom and 2.5 bath home which offers exceptional features and quality craftsmanship. Enjoy the convenience of a double detached garage and the elegance of granite and quartz countertops throughout. The home features stunning wrought iron spindle railing from the main to the upper floor, and sophisticated riser and cornice details on the kitchen cabinets. Interior finishes include a blend of LVP, LVT, and carpet flooring, complemented by a gas line for BBQ and a gas line rough-in for the range. The kitchen is equipped with stainless steel appliances and a Silgranit undermount sink. Additional highlights include 9' main and basement walls, a Smart Home package, and a 9'x10' rear pressure-treated deck with aluminum railing and stairs to grade. The property also offers a separate side entry and rough-in for future potential basement development. Photos are representative.