



**GRASSROOTS**  
REALTY GROUP

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**139 lewiston Drive**  
**Calgary, Alberta**

**MLS # A2197329**



**\$745,000**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

<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>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

QUICK POSSESSION available for this stunning home, offering a spacious and modern design with 9' knockdown ceilings on the main floor and basement, creating an open and airy feel. The side entrance provides convenience and potential for additional use. The stylish kitchen features stainless steel appliances, an upgraded undermount silgranit sink, a water line to the fridge, and quartz countertops throughout. The main floor boasts a full bath and durable Luxury Vinyl Plank (LVP) flooring, extending through all wet areas. An elegant electric fireplace with a floor-to-ceiling tile face adds warmth and sophistication, while the paint-grade railing with iron spindles enhances the home's contemporary charm. Extra windows fill the home with natural light, including in the south-facing backyard and large corner lot. The 4-piece ensuite is a luxurious retreat with dual undermount sinks, a fully tiled shower with a bench, and a sliding glass door. This home truly combines comfort, style, and functionality in every detail.