

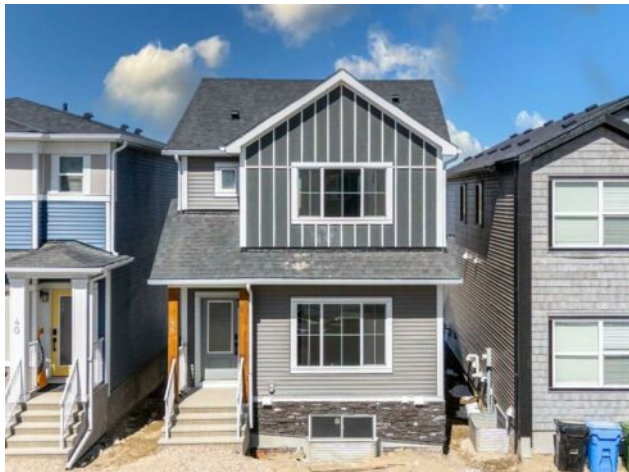


**GRASSROOTS**  
REALTY GROUP

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**44 Lewiston Drive NE**  
**Calgary, Alberta**

**MLS # A2209592**



**\$669,900**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

\*\*\*OPEN HOUSE SUNDAY APRIL 20TH 12-3PM\*\*\* Welcome to Your Dream Home- Presenting an exceptional opportunity to own a brand new, two-story home in the sought-after community of Lewisburg. Designed for modern living, this stunning residence seamlessly blends elegance, functionality, and comfort. Upon entering, you'll be greeted by an abundance of natural light and an open-concept layout that effortlessly connects the inviting family room, illuminated living room, and stylish kitchen. Luxury vinyl plank flooring flows throughout the main level, offering both durability and timeless appeal. This home surpasses standard builder specifications with premium upgrades, including sleek cabinetry, elegant interior doors, designer light fixtures, and sophisticated quartz countertops in the kitchen and bathrooms. Every detail has been carefully curated for refined living. Upstairs, discover three generously sized bedrooms, each offering comfort and charm. The primary suite is a true retreat, featuring a spacious layout, a double vanity, and a separate shower. The unfinished basement presents a versatile space with a separate exterior entrance and a bathroom rough-in- ideal for future development as a legal suite. Your vision can easily come to life. Step outside to the backyard with a large deck, perfect for entertaining or relaxing. Located near the parks, pathways, and recreational facilities, with access to schools, child care, and future educational developments. Schedule Your Viewing Today! This is more than just a house. it's a lifestyle. Experience the charm and sophistication of this Lewisburg gem for yourself.