

**52 Lewiston Drive NE
Calgary, Alberta**

MLS # A2249103



\$619,000

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|------------------|------------------------|---------------|------------------|
| Division: | Lewisburg | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,305 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | ENERGY STAR Qualified Equipment | Water: | - |
| Floors: | Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: None

Step into this beautifully finished 1,304 sq. ft., 3-bedroom, 2.5-bath home where modern style meets everyday comfort. The open-concept main floor is bright and inviting, featuring granite and quartz countertops, wrought iron spindle railing, and a mix of LVP, LVT, and plush carpet. The upgraded kitchen is a true highlight, complete with stainless steel appliances, a built-in microwave, a hood fan, a Silgranit undermount sink, and a cozy coffee nook – the perfect spot to start your day. Pot lights throughout the home add a warm glow to every room. Enjoy the comfort of central air conditioning and the convenience of an oversized garage. Step outside to a 10'x10' pressure-treated deck with aluminum railing and a gas line for your BBQ, all overlooking a backyard designed for relaxing or entertaining.