



**52 Lewisburg Close NE
Calgary, Alberta**

MLS # A2284188



\$769,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,232 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: NONE

FIRST TIME BUYERS may qualify for the new GST REBATE PROGRAM. Uncover the charm of Lewisburg where residents will enjoy three neighborhood parks, convenient commercial spaces bringing everyday essentials close to home, and an extensive network of multi-use pathways connecting green spaces, recreational areas, and community amenities. A future town center will bring shopping, dining, and services into the heart of the community, while nearby schools make it an ideal place for families to grow. Just outside your front door, thoughtfully designed pathways lead to parks, natural spaces, and transit connections. With quick access to Stoney Trail and major routes, getting around the city, or out of it, is easy. Welcome to the COLLINGWOOD — a BRAND-NEW home built by Excel homes. This amazing family home has it all — it's loaded with upgrades & offers FIVE BEDROOMS above grade. There is a SEPERATE entrance to the basement stairwell - and all the rough in's are in place for future LEGAL suite (with city permits and approvals)! This home is situated on a large pie lot, offers over 2231 sf & is delivered in an open plan, designed for families & entertaining. Main floor boasts a spacious entry & uniquely offers a MAIN FLOOR BEDROOM w/a 3 piece bath. The impressive kitchen is open to the great room & dining nook. You'll notice the back of the house is almost entirely windows flooding this home w/natural daylight. Your Impressive kitchen features an abundance of cabinets & drawers & SS appliances. You'll love the large island, stone counter tops, pot lighting. Enjoy the luxury of an additional SPICE KITCHEN (w/GAS STOVE) for all your culinary adventures. The family room & dining area are connected & offer huge family / entertaining potential. & KNOCKDOWN ceilings & gorgeous luxury

vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings & pot lighting. The primary suite also features a spa like ensuite & walk in closet. Your laundry room & family bathroom complete this level. THE BASEMENT is partially developed (drywall, electrical & all rough ins) has all the rough in's for a future 2 bedrooms suite (subject to city permits & approvals)... & has a PRIVATE / SEPARATE side entry; perfect for rental income, extended family or a live-in nanny! Additional extras incl a gas line to BBQ, all counter tops are engineered stone, Smart Home Essentials like Ring Doorbell, wi-fi garage door opener, thermostat & numerous USB ports! This is a GOLD CERTIFIED BUILT GREEN home with all the cost-saving features that make Excel Homes a wise choice !