



GRASSROOTS

REALTY GROUP

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**204 Lewiston Landing NE
Calgary, Alberta**

MLS # A2304718



\$849,644

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the Denali 7 by Sterling Homes Calgary, this beautifully designed home offering modern finishes, versatile living, and a fully finished 1 bedroom legal basement suite for added value. Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen is thoughtfully designed with a chimney hood fan, microwave appliance tower, waste pull-out in the island, and a dedicated spice kitchen featuring a gas range, French door, and pantry shelving. The main floor includes a bedroom and full bathroom—ideal for guest—along with an inviting electric fireplace accented by paint grade shelves and upgraded ‘ doors throughout. Upstairs, enjoy a vaulted bonus room and a well-appointed 5-piece ensuite with a soaker tub, tiled shower with fiberglass base and niche, and a bank of drawers, with matching cabinetry in the upper bath. Tiled flooring runs through all wet areas, while LVP extends through the basement stairwell and upper common spaces. The 1-bedroom legal basement suite with side entrance and ‘ ceilings offers excellent additional space. Additional highlights include paint grade railing with iron spindles, extra windows for natural light, and a rear deck with BBQ gas line rough-in. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and

motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.