



GRASSROOTS
REALTY GROUP

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416 Lewiston Landing NE
Calgary, Alberta

MLS # A2321265



\$619,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Double Vanity, Kitchen Island, Recessed Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Welcome to 416 Lewiston Landing, a stunning brand-new Iris Model offering immediate possession in one of Calgary's newest and fastest-growing communities. Thoughtfully designed with modern finishes and future flexibility in mind, this 3-bedroom, 2.5-bathroom home delivers exceptional value for families, investors, and first-time buyers alike. The bright and open-concept main floor features a spacious living room, elegant dining area, and a beautifully appointed kitchen complete with quartz countertops, an under mount Silgranit sink, and a gas line rough-in for your future range. Large windows fill the home with natural light, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. Upstairs, you'll find a spacious primary retreat featuring a walk-in closet and private 4-piece ensuite, along with two additional bedrooms, a full 4-piece bathroom, and convenient upper-level living space designed for growing families. Enjoy outdoor living on the 9' x 10' rear deck complete with a BBQ gas line and quick connect. Additional upgrades include wrought iron spindle railing, quartz countertops throughout, 9-foot foundation walls, and a separate side entrance with a 2-bedroom legal basement legal suite rough-in.