



**41 Lewiston Common NE
Calgary, Alberta**

MLS # A2321306



\$769,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 41 Lewiston Common, the beautifully designed Delilah ZLL by Genesis Builders. Offering 2,126 square feet of thoughtfully planned living space, this home combines modern style, functionality, and future flexibility. Scheduled for possession in July, this stunning home features 4 bedrooms and 3 full bathrooms, including a highly desirable main floor bedroom and full bathroom perfect for guests, multi generational living, or a private home office. Step inside to bright, contemporary finishes and an open-concept layout designed for both everyday living and entertaining. The spacious kitchen features quartz countertops throughout, a premium Silgranit sink, gas line rough-in for a future range, and plenty of storage and workspace. The adjoining dining and living areas are enhanced by additional windows that flood the home with natural light, creating a warm and inviting atmosphere. The upper level offers a spacious loft with a tray ceiling, added pot lighting, and large windows that create the perfect secondary living space for family movie nights, a children's play area, or a home workspace. The primary retreat is designed for relaxation with its elegant tray ceiling and upgraded ensuite layout. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. Additional features include an Urban Craftsman elevation, double attached garage with full driveway, 10' x 7' pressure-treated rear deck, wrought iron railings, 9' main floor ceilings, 9' foundation walls, gas line rough-ins for both a BBQ and future gas range, additional pot lighting throughout, and a future legal suite dual rear entry with a 2-bedroom legal suite rough-in, offering excellent long-term investment potential. Located in the exciting new community of Lewiston, residents will enjoy thoughtfully planned streetscapes, future parks, pathways, green spaces, and convenient

access to schools, shopping, dining, and major commuter routes. Lewiston is designed to bring together modern living and community connection, making it an ideal place for families, professionals, and those looking to establish roots in one of Airdrie's newest and most anticipated neighbourhoods. This exceptional home offers the perfect balance of style, comfort, and future opportunity in a growing community you'll be proud to call home.