



**64 Lewiston Street NE  
Calgary, Alberta**

**MLS # A2325494**



**\$639,438**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in Lewiston, the Scarlett offers 1,693 sq. ft. with 5 beds, 4 baths & 2025 specifications throughout. The kitchen features stainless steel appliances with chimney hoodfan, gas range, built-in microwave & waste bin pullout. Enjoy LVP throughout the main floor & upper floor common areas, quartz countertops with undermount sinks, triple pane windows & additional windows for added natural light. The 3-piece ensuite includes a fiberglass shower, while the main floor bath also features a fiberglass shower. Highlights include a side entrance, 9' basement walls, 1 BEDROOM LEGAL SUITE, rear deck with privacy wall & BBQ gasline rough-in, main floor bedroom & full bathroom, electric fireplace with floor-to-ceiling tile & vaulted bonus room. 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.