



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

672 Lewisburg Place NE
Calgary, Alberta

MLS # A2330928



\$549,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS ONE PLANS AHEAD—THEN ADDS A LITTLE STYLE FOR GOOD MEASURE. The Leonard delivers 1,608 sq. ft. of smart, energetic living with three bedrooms, 2.5 bathrooms and the kind of details that make daily life run better. Up front, a WINDOWED POCKET OFFICE gives work, homework or household admin its own bright little headquarters. The living room answers with a FULL-HEIGHT FIREPLACE WALL, while the central kitchen brings the personality: an EXTENDED ISLAND WITH BREAKFAST-BAR SEATING, linen-cream quartz, a soft-white SILGRANIT UNDERMOUNT SINK, champagne-bronze hardware, a chimney hood fan and a BUILT-IN MICROWAVE. Warm wood-look flooring and layered neutral finishes keep the look current without trying too hard. Upstairs, the BONUS ROOM creates a second place to gather, play or disappear with a movie. The primary bedroom includes a 60-INCH ENSUITE SHOWER with a built-in seat, while two additional bedrooms, a full bathroom and UPPER LAUNDRY complete the level. Out back, the 10'x10' REAR DECK is ready for summer dinners and weekend lounging. The unfinished basement is not an afterthought. Nine-foot foundation walls, a side entry and a future two-bedroom layout are already supported by ROUGH-INS FOR A BATHROOM, LAUNDRY AND BAR SINK. Add TANKLESS HOT WATER, 200-amp service, an EV-charger rough-in and solar-panel conduit, and this home is thinking several chapters ahead. LEWISBURG IS A FRESH 100-ACRE MASTER-PLANNED COMMUNITY built for connection and everyday convenience. Plans include three neighbourhood parks, an extensive multi-use pathway network, green spaces, a central joint-use site and a future town centre with shopping, dining and services. Nearby established communities add more day-to-day

amenities, while QUICK ACCESS TO STONEY TRAIL makes commuting—or escaping the city for the weekend—refreshingly simple. NEW, THOUGHTFUL AND READY FOR WHAT COMES NEXT: 672 Lewisburg Place NE makes a very strong first move. Ready to take a look? Contact your preferred Realtor and book your showing today! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession. Washer and dryer included on qualifying homes.