



GRASSROOTS
REALTY GROUP

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31 Lewiston Park NE
Calgary, Alberta

MLS # A2341370



\$649,105

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, 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:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

This family-friendly Copeland model home was built with room to grow, featuring a 20'x20' rear detached garage, side entrance, 9' basement ceiling, and 1-bedroom legal suite rough-ins for future flexibility. A main floor bedroom and full bath are ideal for guests, grandparents, or a quiet office. The bright main living space offers LVP flooring, quartz countertops with undermount sinks, added windows, and dining room wall detail. Kitchen includes stainless steel appliances, chimney hood fan, gas range, built-in microwave, and walk-in pantry. Upstairs, the loft is perfect for movie nights, play, or homework, with laundry nearby and features a vaulted ceiling. Ensuite includes fiberglass shower and vanity drawers. Rear deck has 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. This home is 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.