



GRASSROOTS
REALTY GROUP

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68 Lewiston Street NE
Calgary, Alberta

MLS # A2349128

\$549,795

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,688 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

Welcome to this beautifully upgraded, brand new semi-detached home in the growing community of Lewiston, Calgary! Offering a functional layout ideal for first-time buyers, growing families, multigenerational living, or investors, this home features 4 bedrooms and 3 full bathrooms, with the added benefit of NO CONDO FEES. Showcasing designer curated finishes, this stylish home features a main floor bedroom and full bathroom, vaulted bonus room, spacious entrance, and an electric fireplace with floor to ceiling tile. Enjoy modern upgrades including quartz countertops with undermount sinks, LVP flooring throughout the main and upper common areas, triple-pane windows, and a contemporary kitchen with stainless steel appliances, gas range, chimney hood fan, built-in microwave, and pull-out waste bin. Additional highlights include a side entrance, 9' basement ceilings with a 2-bedroom basement rough-in, rear deck with privacy wall and BBQ gas line, fiberglass showers, high-efficiency furnace, solar-ready chase, EV charger rough-in, and smart home features including a programmable thermostat, Ring doorbell, smart front door lock, and motion-activated switches. Built Green certified for energy-efficient living. Conveniently located with easy access to Stoney Trail, Calgary International Airport, CrossIron Mills, shopping, and everyday amenities, this property offers excellent potential for comfortable living and future development. Brand-new construction with quick possession available! Don't miss this opportunity to own a modern home in Lewiston!