



GRASSROOTS
REALTY GROUP

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148 Lewiston Street NE
Calgary, Alberta

MLS # A2352613

\$584,005

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,744 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, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Secure an early opportunity in Lewiston with the Avery, a thoughtfully designed laned duplex offering 1,694 sq. ft., 4 beds & 3 full baths. This pre-construction home is ideal for flexible family living, featuring a main floor bedroom & full bath with fiberglass shower, plus a side entrance & 9' basement ceilings for added future potential. The bright kitchen is designed for everyday ease with stainless steel appliances, chimney hoodfan, electric range, built-in microwave in the upper cabinets, pantry, Silgranit sink & island with eating ledge. Upstairs, a vaulted bonus room creates an airy retreat, while the primary bedroom includes a WIC & 3-piece ensuite with fiberglass shower. Enjoy outdoor living with a rear deck complete with privacy wall & BBQ gasline 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, 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. Photos representative.