

# \$649,900 - 44 Lewiston Drive Ne, Calgary

MLS® #A2209592

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,736 sqft  
Residential on 0.06 Acres

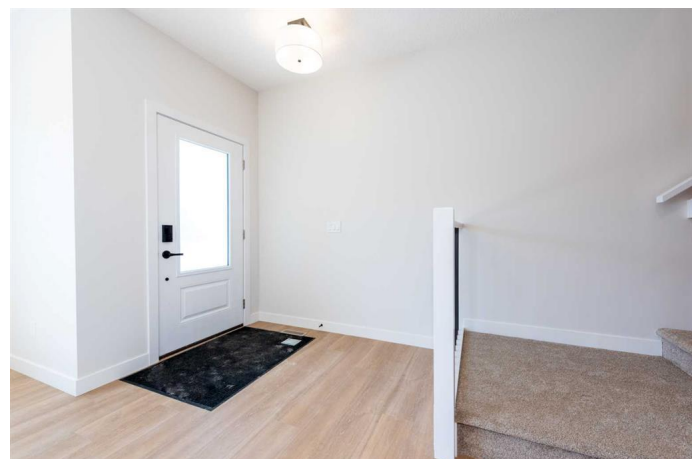
Lewisburg, Calgary, Alberta

Welcome to Your Dream Home- Presenting an exceptional opportunity to own a brand new, two-story home in the sought-after community of Lewisburg. Designed for modern living, this stunning residence seamlessly blends elegance, functionality, and comfort. Upon entering, you'll be greeted by an abundance of natural light and an open-concept layout that effortlessly connects the inviting family room, illuminated living room, and stylish kitchen. Luxury vinyl plank flooring flows throughout the main level, offering both durability and timeless appeal. This home surpasses standard builder specifications with premium upgrades, including sleek cabinetry, elegant interior doors, designer light fixtures, and sophisticated quartz countertops in the kitchen and bathrooms. Every detail has been carefully curated for refined living. Upstairs, discover three generously sized bedrooms, each offering comfort and charm. The primary suite is a true retreat, featuring a spacious layout, a double vanity, and a separate shower. The unfinished basement presents a versatile space with a separate exterior entrance and a bathroom rough-in- ideal for future development as a legal suite. Your vision can easily come to life. Step outside to the backyard with a large deck, perfect for entertaining or relaxing. Located near the parks, pathways, and recreational facilities, with access to schools, child care, and future educational developments. Schedule Your



44 Lewiston Dr NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1736 sq ft



Viewing Today! This is more than just a house. itâ€™s a lifestyle. Experience the charm and sophistication of this Lewisburg gem for yourself.

Built in 2024

Essential Information

MLS® #	A2209592
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Lewiston Drive Ne
Subdivision	Lewisburg
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2J5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	44
Zoning	R-G

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.