

112 Lewiston Landing NE  
Calgary, Alberta

MLS # A2256662



\$969,350

|             |                                                                                                                                                                                 |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                         | Water:     | -   |
| Floors:     | Vinyl Plank                                                                                                                                                                     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                 | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                                                | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                 | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                 | Utilities: | -   |
| Features:   | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                                             |            |     |

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. This stunning 2025-built home combines modern elegance with high-end functionality. Featuring an executive kitchen with waterfall granite countertops, pots and pan drawers, pendant lighting, and a gas range. A separate spice kitchen with its own gas range and a spacious pantry. Designed with flexibility in mind, this home includes two primary bedrooms, a main floor bedroom, and a 5-piece ensuite with a tiled shower base, barn-style door, and tile flooring. A vaulted ceiling enhances the upper bonus room, and the electric fireplace. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins &mdash;perfect for potential future development. 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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it&rsquo;s designed for sustainable, future-forward living. Featuring a full home of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.