

## 27 Lewiston Row NE Calgary, Alberta

MLS # A2257599



# \$819,375

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Lewisburg              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,362 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                                                                              |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                          |                   |     |

Welcome to the Denali 7 &ndash; a perfect blend of luxury, comfort, and function. 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, plus moving concierge services included in each home. The executive kitchen impresses with built-in stainless steel appliances, gas cooktop, chimney hood fan, and a stylish tile backsplash, complemented by a full spice kitchen with gas range. A main floor bedroom and full bath offer flexibility for guests or family. Enjoy the warmth of the electric fireplace, quartz countertops, and LVP flooring throughout the main floor. Upstairs, the vaulted bonus room creates an airy retreat, while the 5-piece ensuite features dual sinks, a soaker tub, and a walk-in shower. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.