

47 Lewisburg Manor NE
Calgary, Alberta

MLS # A2301813



\$659,900

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,751 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Fridge, stove, dishwasher, washer/dryer in suite

FIRST TIME BUYERS may qualify for the new GST REBATE PROGRAM. Uncover the charm of Lewisburg where residents will enjoy three neighborhood parks, convenient commercial spaces bringing everyday essentials close to home, and an extensive network of multi-use pathways connecting green spaces, recreational areas, and community amenities. A future town center will bring shopping, dining, and services into the heart of the community, while nearby schools make it an ideal place for families to grow. Just outside your front door, thoughtfully designed pathways lead to parks, natural spaces, and transit connections. With quick access to Stoney Trail and major routes, getting around the city, or out of it, is easy. Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1750 SF above grade with a FULLY DEVELOPED, LEGAL SUITE, W/SEPARATE ENTRANCE, TWO BEDROOMS AND FULL KITCHEN. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including chimney fan and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also uniquely features a 4th bedroom & a 4 pce bathroom. Ascend to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting — ideal for movie nights and family gatherings. The primary

bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with dual sink & stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room strategically located on the same floor. The possibilities extend into the FULLY DEVELOPED basement - SEPERATE SIDE ENTRY to your LEGAL TWO BEDROOM BASEMENT SUITE. Your suite is built to upstairs standards & offers TWO bedrooms, 4 pce bathroom, full kitchen w/lots of storage cabinets, SS appliances, PRIVATE LAUNDRY, vinyl plank flooring. This is a certified BUILT GREEN HOME WITH GOLD RATING. This home comes with all the built green features that makes Excel Homes a wise choice. Front yard sod is included.