

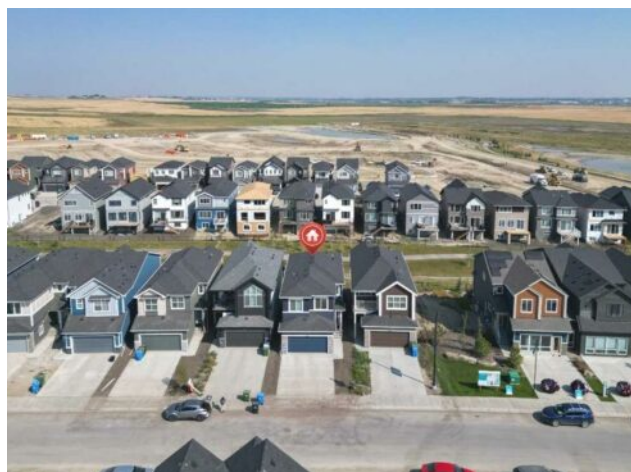


DON'T GAMBLE WITH YOUR HOME.
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200 Lewiston Drive NE
 Calgary, Alberta

MLS # A2255625



\$849,000

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: n/a

Main Floor Bedroom & Full Washroom| Spice Kitchen | Back on the Green Space. Welcome to 200 Lewiston Drive, an exceptional 5-bedroom, 3-bathroom home with a front attached double garage, extensive upgrades, and an unbeatable location backing directly onto green space. This property has been thoughtfully designed to combine functionality, comfort, and long-term value, making it perfect for growing families or multi-generational living. The main floor offers a highly sought-after bedroom with a full bathroom, providing the ideal setup for guests or older family members. The heart of the home features a spacious open-concept living and dining area that flows seamlessly into a modern kitchen, complete with upgraded cabinetry, premium finishes, and a dedicated spice kitchen—perfect for preparing larger meals or keeping everyday cooking separate. Large windows bring in natural light while offering beautiful views of the private backyard and green space beyond. Upstairs, you’ll find four additional well-sized bedrooms, including a luxurious primary suite with its own private ensuite and ample closet space. Throughout the home, thoughtful upgrades such as a spacious great room with a feature wall creating a warm and inviting focal point for family gatherings. The Basement is designed with future possibilities in mind, featuring a separate side entrance and a rough-in for a legal suite, creating excellent potential for additional living space or rental income, two furnaces for efficient zoned heating, central air conditioning for year-round comfort, upgraded blinds, and quality finishes add to its overall appeal. . Backing onto green space with no rear neighbours, this home provides both privacy and a peaceful setting while still being close to schools, shopping, parks, and major roadways. With its combination of a practical layout, premium upgrades, and a

location that offers both convenience and tranquility, 200 Lewiston Drive stands out as a rare opportunity in today's market. Don't miss your chance to make this remarkable property your new home.