

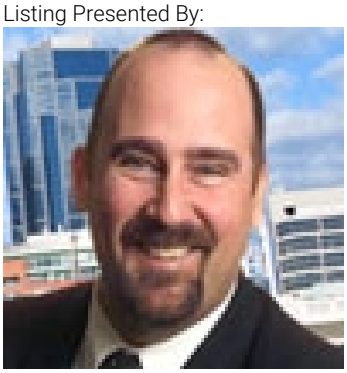
37 Lewiston Common Calgary Alberta

$774,206

Welcome to the Birkley by Sterling Homes Calgary! A spacious home with a legal suite in Lewiston. The Birkley offers 5 beds, 3.5 baths & 2026 specifications throughout. This front attached garage home is designed with elevated finishes & flexible living in mind, including a 1-bedroom legal suite, side entrance & 9' basement ceiling. The executive rear kitchen features built-in stainless steel appliances, chimney hoodfan, gas cooktop, waste bin pull-out, pendant lighting & a bright, functional layout. LVP runs throughout the main floor & upper floor common areas, complemented by additional windows for added natural light. Upstairs, enjoy a vaulted bonus room, maple railing with iron spindles & a 5-piece ensuite with soaker tub, fiberglass base shower with tiled walls, glass barn door & bank of drawers. Added highlights include a full-width electric fireplace with tile finish, mudroom open bench with coat rack & rear deck with BBQ gasline rough-in. 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'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--all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative. (id:6769)

2pc Bathroom .00 Ft x .00 Ft
Great room 16.58 Ft x 13.67 Ft
Kitchen 13.17 Ft x 13.33 Ft
Dining room 9.42 Ft x 13.33 Ft
Primary Bedroom 12.42 Ft x 13.58 Ft
5pc Bathroom 10.25 Ft x 11.25 Ft
Other 10.25 Ft x 5.00 Ft
Bedroom 9.50 Ft x 10.00 Ft
Bedroom 9.42 Ft x 11.17 Ft
Bedroom 9.33 Ft x 11.42 Ft
4pc Bathroom .00 Ft x .00 Ft
Bonus Room 16.58 Ft x 10.67 Ft
Recreational, Games room 21.58 Ft x 11.58 Ft
3pc Bathroom .00 Ft x .00 Ft
Kitchen 5.00 Ft x 13.58 Ft
Bedroom 9.92 Ft x 10.42 Ft
Furnace 11.25 Ft x 9.75 Ft

Listing Presented By:



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