

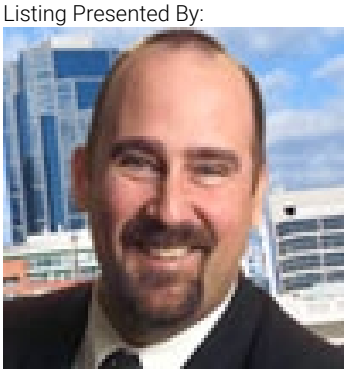
44 Lewiston Street Calgary Alberta

$569,900

Welcome to 44 Lewiston Street NE, a beautifully designed Sawyer model duplex by Genesis Builders, offering 1800 sq. ft. of thoughtfully planned living space in Calgary's growing Lewiston community. With a charming Modern Farmhouse exterior, stylish finishes, and exceptional functionality, this two-storey home is designed for how families really live, balancing bright, open living spaces with quiet, private retreats that make everyday life feel easy. Step inside to an inviting main floor with 9-foot ceilings and a versatile front flex room, perfect for a home office, playroom, or extra sitting area. The spacious great room flows seamlessly into the centrally located kitchen and dining area, creating an ideal setting for everyday living and entertaining. The beautifully appointed kitchen features quartz countertops, a Silgranit sink, a convenient eating bar, and a gas line rough-in for a future gas range. Contemporary cabinetry and thoughtfully selected finishes blend style with practicality. At the rear of the home, a functional mudroom provides access to the backyard, where a deck with stairs to grade offers space for outdoor relaxation and entertaining. A gas line rough-in for a future BBQ and a convenient main-floor 2-piece bathroom complete this level. Upstairs, the unique mid-set bonus room creates an inviting additional living space, ideal for family movie nights or a children's retreat. The spacious primary bedroom offers a peaceful escape with a walk-in closet and private 5-piece ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry provide comfort and functionality for the entire family. Additional highlights include quartz countertops throughout, a stylish wrought-iron railing, 9-foot foundation walls, a separate side entrance, and a 2-bedroom legal suite rough-in (Subject to City Approval), offering excellent potential for...

Kitchen 11.17 Ft x 15.92 Ft
Dining room 111.67 Ft x 9.08 Ft
Living room 11.75 Ft x 13.08 Ft
Other 12.25 Ft x 9.08 Ft
2pc Bathroom 5.08 Ft x 5.00 Ft
Primary Bedroom 11.67 Ft x 12.42 Ft
5pc Bathroom 5.33 Ft x 14.17 Ft
Bedroom 8.17 Ft x 10.75 Ft
Bedroom 8.75 Ft x 10.75 Ft
Family room 12.83 Ft x 9.08 Ft
4pc Bathroom 5.00 Ft x 9.33 Ft
Laundry room 3.33 Ft x 5.58 Ft

Listing Presented By:



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Other 8.08 Ft x 4.92 Ft