



## 477 Lewiston Landing Calgary Alberta

\$715,000

Welcome to the stunning Birkley 3 -- a beautifully designed home combining style and functionality. 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 modern kitchen features stainless steel appliances, a gas range with chimney hoodfan, built-in microwave, silgranit sink, and elegant pendant lighting over the island. Enjoy added convenience with a spice kitchen complete with a gas range, pantry shelving, and French door. The inviting living area offers an electric fireplace with floor-to-ceiling tile, while the vaulted bonus room provides the perfect space to relax or entertain. Upstairs, relax in the luxurious 5-piece ensuite with tile flooring. LVP flooring runs throughout the main floor, main bath, and laundry. Finished with paint-grade railing and iron spindles, this home perfectly blends comfort, luxury, and modern design. 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 that may be eligible for up to 25% mortgage insurance savings, 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 representative. (id:6769)

Dining room 8.58 Ft x 13.33 Ft

Great room 12.00 Ft x 13.33 Ft

Kitchen 10.58 Ft x 14.25 Ft

Other 5.50 Ft x 10.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.67 Ft x 13.58 Ft

5pc Bathroom 9.00 Ft x 11.25 Ft

Other 10.25 Ft x 5.00 Ft

Bedroom 9.50 Ft x 10.00 Ft

Bedroom 8.42 Ft x 11.17 Ft

Bedroom 8.33 Ft x 11.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.58 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:  
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