# DANIEL CRAM

## 780-814-9482 hello@danielcram.ca

#### 496 Lewisburg Place NE Calgary, Alberta

Forced Air

Carpet, Tile

Asphalt Shingle

Full, Unfinished

Poured Concrete

Wood Frame

### MLS # A2236085



# \$819,900

Division:	Lewisburg			
Туре:	Residential/House			
Style:	2 Storey			
Size:	2,296 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	4	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.07 Acre			
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot			
	Water:	-		
	Sewer:	-		
	Condo Fee	-		
	LLD:	-		

R-G

\_

Zoning:

**Utilities:** 

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Welcome to the brand new community of Lewisburg! The Brand new home built by Prominent Homes is a two-story with 4 Bedrooms plus a Den and 3 Bathrooms! The Main Floor is Open concept and features a office/den which is perfect for working from home. There is also a chic kitchen with Built-in Oven, Pantry and nice size dining are and Family room. The upper floor has 4 Bedrooms including a primary bedroom with a 5 piece ensuite, Bonus room and laundry room. The basement has a Separate Entrance and is ready for our personal touch. Possession will be in October 2025. Call to book your private showing today!