



108 Lewiston Drive NE Calgary, Alberta

MLS # A2240831



\$861,203

Division:	Lewisburg					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,418 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.08 Acre					
Lot Feat:	Back Lane					

Floors:Carpet, Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, Unfinished, Walk-Out To GradeLLD:-Exterior:Stone, Vinyl Siding, Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Unfinished, Walk-Out To Grade LLD: - Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-G	Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-G	Roof:	Asphalt Shingle	Condo Fee:	-
Clotte, Villy Clarity, 17000 Franto	Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
	Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Smart Home

Inclusions: N/A

Welcome to The Biltmore – a stunning 2,382 sq. ft. home designed for exceptional family living. This thoughtfully crafted 4-bedroom layout includes two master bedrooms, making it ideal for accommodating guests with ease. Situated on a walkout lot, the home features a rear walkout basement entry and is equipped with a basement rough-in, offering incredible flexibility for future building potential. Inside, you'll find high-end finishes throughout, including granite or quartz countertops, wrought iron spindle railings, and luxury vinyl plank, luxury vinyl tile, and carpet flooring. The gourmet kitchen is both beautiful and functional, featuring a stacked wall oven, gas cooktop, two-tone cabinetry with riser and cornice detail, and a sleek Silgranit undermount sink. Added pot lights in the flex room and upper loft bring extra brightness to these versatile spaces. The home is equipped with 9-foot ceilings on both the main and basement level. Photos are representative.