



THE
A-TEAM

**RE/MAX
FIRST**

190 LUCAS Close, Calgary T3P 1Z4

MLS®#: **A2107066** Area: **Livingston** Listing Date: **02/10/24** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 08-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,221**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,885 sqft** Ttl Sqft: **2,221**
 Lot Shape:

DOM

99
Layout
 Beds: **5 (5)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Tankless Hot Water**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|---------------|-------------------|-------|----------------|
| Entrance | Main | 8`8" x 7`1" | Bedroom | Main | 8`4" x 9`0" |
| 2pc Bathroom | Main | 5`1" x 4`11" | Dining Room | Main | 13`7" x 7`1" |
| Living Room | Main | 13`8" x 12`2" | Kitchen | Main | 16`6" x 9`4" |
| Pantry | Main | 8`2" x 6`2" | Bedroom - Primary | Upper | 12`0" x 15`0" |
| 5pc Ensuite bath | Upper | 10`6" x 10`7" | Walk-In Closet | Upper | 10`7" x 9`0" |
| Laundry | Upper | 9`3" x 5`7" | Bedroom | Upper | 11`3" x 16`10" |
| Bedroom | Upper | 11`3" x 13`6" | Bedroom | Upper | 9`0" x 11`1" |

4pc Bathroom

Upper

9`2" x 4`11"

Bonus Room
Legal/Tax/Financial

Upper

13`0" x 13`3"

Title:
Fee Simple
Legal Desc:

2211924

Zoning:
R-G

Remarks

Pub Rmks: **Brand new, walk out basement, and beautiful open view, welcome to this fully upgraded single family home in popular NW side of Livingston. It features 4 bedrooms up and 1 bedroom on the main floor, total 2.5 bathrooms, main floor with 9 feet ceiling and LVP flooring throughout, higher cabinets, stainless steel appliances, built in microwave, chimney hood fan, quartz counter top in the kitchen and bathrooms, and double attached garage. Upper floor has 4 bedrooms; large master bedroom with view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room with window, and functional laundry room with shelves. Main floor with large living room, extra bedroom with window and closet, spacious kitchen and dining area, sliding door to large deck with beautiful view, and finished stairs to basement. Walk out basement has big windows and with bathroom rough in. It closes to shopping, park and playground, and easy access to major roads. ** 190 Lucas Close NW ****

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











