



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**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,885 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,221**

Low Sqft:

Ttl Sqft: **2,221**

DOM

99

Layout

Beds: **5 (5)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
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
Entrance	Main	8`8" x 7`1"
2pc Bathroom	Main	5`1" x 4`11"
Living Room	Main	13`8" x 12`2"
Pantry	Main	8`2" x 6`2"
5pc Ensuite bath	Upper	10`6" x 10`7"
Laundry	Upper	9`3" x 5`7"
Bedroom	Upper	11`3" x 13`6"

Room	Level	Dimensions
Bedroom	Main	8`4" x 9`0"
Dining Room	Main	13`7" x 7`1"
Kitchen	Main	16`6" x 9`4"
Bedroom - Primary	Upper	12`0" x 15`0"
Walk-In Closet	Upper	10`7" x 9`0"
Bedroom	Upper	11`3" x 16`10"
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:		Zoning: R-G			
	2211924			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











