



THE
A-TEAM

**RE/MAX
FIRST**

240 LUCAS Crescent, Calgary T1X 0A2

MLS®#: **A2114042**

Area: **Livingston**

Listing Date: **03/21/24**

List Price: **\$1,218,000**

Status: **Active**

County: **Calgary**

Change: **-\$32k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **5,791 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,552**
Low Sqft:
Ttl Sqft: **2,552**

DOM

59
Layout
Beds: **6 (5 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Range,Electric Stove,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`0" x 13`7"
Office	Main	9`11" x 11`3"
Kitchen	Main	9`0" x 14`0"
Bedroom	Second	10`11" x 14`8"
Bedroom	Second	9`10" x 10`8"
Bonus Room	Second	13`6" x 15`4"

Room	Level	Dimensions
Family Room	Main	12`5" x 14`0"
Dining Room	Main	10`2" x 11`9"
Bedroom - Primary	Second	12`10" x 12`11"
Bedroom	Second	9`10" x 10`8"
Bedroom	Second	9`5" x 10`10"
Laundry	Second	5`5" x 6`11"

2pc Bathroom	Main	4`11" x 5`0"	4pc Bathroom	Upper	4`11" x 10`10"
4pc Ensuite bath	Upper	4`10" x 10`11"	5pc Ensuite bath	Upper	9`3" x 11`8"
4pc Bathroom	Basement	4`11" x 7`6"	Bedroom	Basement	11`4" x 12`3"
Living/Dining Room Combination	Basement	12`0" x 15`0"	Kitchenette	Basement	8`0" x 10`0"
Laundry	Basement	3`5" x 5`0"	Storage	Basement	5`6" x 10`0"
Storage	Basement	9`6" x 15`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **1812208**

Remarks

Pub Rmks: **LUXURY LIVING I 6 BEDROOMS I 4.5 BATHROOMS I 2, 552.25 SQ FT I FULL HEIGHT CABINETS I BUILT-IN Wall OVEN & MICROWAVE I GAS COOKTOP I QUARTZ COUNTERS I SPICE KITCHEN WITH SINK & EXTRA CABINETS I CENTRALIZED AC I FINISHED WALK -OUT BASEMENT I DOUBLE FURNACE I SEPARATE LAUNDRY I LANSCAPPED BACKYARD I A Luxury Living that you can't afford to miss! Welcome to this beautiful Excel-Built Home located in the most sought-after part of Livingston! If it is ample square footage and beautiful private views that you are looking for, then look no further! Inside, you will discover a bright and spacious living room and dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Gas Cook Top, Built-In Wall Microwave and Oven. Quarts counters, Full height cabinetry, chimney style hood-fan PLUS you will LOVE your new SPICE KITCHEN with Sink and more Cabinets! Those working from home will love the private room on the main floor with a window. A sliding door to Large Deck overlooking the Fully Fenced Landscaped Backyard, complete with stairs to the Walk-Out Basement. The Upper Floor Features a spacious Bonus Room with window and a Walk in Laundry room with shelves. Master Bedroom with View, Large Ensuite with Double Vanity Sinks, Separated Bathtub and shower and a Large Walk-in Closets. The Second Master Bedroom is a Great Size that features a 4 piece bathroom, Walk-In Closet and Quartz Countertop Vanity. The other two bedrooms are spacious, and share a 4-piece bath. The Beautifully WALK-OUT Finished Basement offers a 9" Ceiling, Complemented by TWO Efficient Furnaces and Central Air-Conditioning ensuring Optimal Comfort. Plenty of Recreational Space, Plus an Additional Bedroom, Full Bathroom, Separate Laundry, and Loads of Storage. A Double Attached Car Garage with Wrap Around Lights and Extra Cement Paved Parking Stall in Front. This home is close to green spaces, walking paths, schools, public transit, and a short drive to all major amenities. Don't miss this opportunity to own the perfect home to raise your beautiful family. Book your showing today!**

Inclusions: **Wrap around lights**
Property Listed By: **MaxWell Capital Realty**

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













