



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**199 LUCAS Close, Calgary T3P 1Z4**

MLS®#: **A2118583**

Area: **Livingston**

Listing Date: **03/28/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,219 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,235**

Low Sqft:

Ttl Sqft: **2,235**

DOM

**52**

Layout

Beds: **5 (5 )**

Baths: **3.0 (3 0)**

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**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Misting System,None**

Construction:

**Concrete**

Flooring:

**Carpet,Ceramic Tile,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Range,Dryer,Electric Stove,Garage Control(s),Garburator,Gas**

Int Feat: **Cooktop,Microwave,Range Hood,Refrigerator,Washer**

**Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Sump Pump(s)**

Utilities:

Room Information

Room

**Bedroom**

**Dining Room**

**4pc Bathroom**

**Spice Kitchen**

**5pc Ensuite bath**

Level

**Main**

**Main**

**Main**

**Main**

**Upper**

Dimensions

**8`8" x 9`2"**

**10`0" x 9`11"**

**4`11" x 7`9"**

**8`10" x 5`5"**

**10`5" x 8`9"**

Room

**Kitchen**

**Living Room**

**Foyer**

**Walk-In Closet**

**Laundry**

Level

**Main**

**Main**

**Main**

**Upper**

**Upper**

Dimensions

**13`4" x 16`1"**

**12`11" x 12`8"**

**8`5" x 12`0"**

**6`11" x 6`9"**

**5`3" x 7`10"**

4pc Bathroom  
Bedroom  
Bedroom

Upper  
Upper  
Upper

5`2" x 11`6"  
11`4" x 9`4"  
8`10" x 12`2"

Bedroom - Primary  
Bedroom

Upper  
Upper

12`0" x 12`10"  
8`8" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211924

Zoning:

R-G

Remarks

Pub Rmks:

Be the proud owner of this fantastic 5 BED 3 FULL BATHS brand new home in the beautiful NW Calgary community of Livingston. The upper level has 4 beds and 2-full baths, including an ensuite 5-piece bath. The Main level has an additional 1 bed and 1 full bath. This home is tastefully finished with tons of upgrades, including a SPICE KITCHEN, BUILT-IN WALL OVEN AND MICROWAVE, RAILINGS, ELECTRIC FIREPLACE, SEPARATE SIDE ENTRY TO BASEMENT, DOUBLE SINKS AND VANITIES ON UPPER FLOOR BATHROOMS, MAIN FLOOR FULL BEDROOM AND FULL BATH. 8 FT GARAGE DOOR HEIGHT WITH KEYPAD, The unfinished basement comes with 9FT BASEMENT WALL HEIGHT, BASEMENT WALL IS FULLY INSULATED, DRYWALLED, AND ROUGHED IN for future 2-BEDROOM BASEMENT SUITE (floor plan available for future 2-bed basement suite). A secondary suite would be subject to approval and permitting by the city. This home is simply in its class and is sure to please. BRAND NEW, NEVER OCCUPIED. The builder will complete seasonal work (driveway, landscaping, and others) as the weather warms up in spring/summer. Note: The listing agent has an interest in the property.

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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













