



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 LUCAS Way, Calgary T3P 0R5**

MLS® #: **A2124221**

Area: **Livingston**

Listing Date: **04/18/24**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **4,014 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,621**

Low Sqft:

Ttl Sqft: **2,621**

DOM

**31**

Layout

Beds: **5 (4 1 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 15`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`0" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 15`4"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>7`4" x 4`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>15`0" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`0" x 11`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`0" x 12`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 13`8"</b>	<b>Den</b>	<b>Second</b>	<b>9`7" x 8`0"</b>
<b>Family Room</b>	<b>Second</b>	<b>15`0" x 12`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`8" x 7`7"</b>

**Bedroom - Primary**  
**4pc Bathroom**  
**Kitchen**  
**Storage**

**Second**  
**Basement**  
**Basement**  
**Basement**

**11`6" x 19`2"**  
**9`2" x 4`11"**  
**10`5" x 12`11"**  
**5`5" x 19`5"**

**Walk-In Closet**  
**Bedroom**  
**Game Room**

**Second**  
**Basement**  
**Basement**

**15`0" x 7`1"**  
**13`11" x 10`6"**  
**23`8" x 14`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111469**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this JAYMAN BUILT owner occupied house with a legal suite basement located in the well established community of Livingston. This two storey house provides you over 3500 sqft of living space and some exceptional features like MAIN FLOOR BEDROOM AND FULL WASHROOM, FULLY FINISHED LEGAL BASMENT SUITE and SPICE KITCHEN. The beautifully designed main floor comes with the bedroom and full washroom. Step towards the huge living room and oversized kitchen with dark cabinets and quartz countertops and spice kitchen is always an advantage. Don't stop here step up to the second floor to discover an exquisite interior featuring a large bonus room flooded with morning sunlight. The spacious master bedroom beckons with its luxurious 5-piece ensuite bath. additionally you have two more bedroom with a common 4 piece washroom. It doesn't end here you need a space to focus and be productive? Look no further than the generously sized office/den perfect for the work-from-home professional. Descending to the full finished legal suite basement with separate entry completes the house. Basement comes with living room, bedroom, kitchen, full bath and utility room. This gem not gonna stay long in the market, so hurry up and call for your private viewing today!!!!**

Inclusions: **Microwave (in suite), electric stove (in suite), refrigerator (in suite), dishwasher (in suite)**

Property Listed By: **RE/MAX iRealty Innovations**

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























