

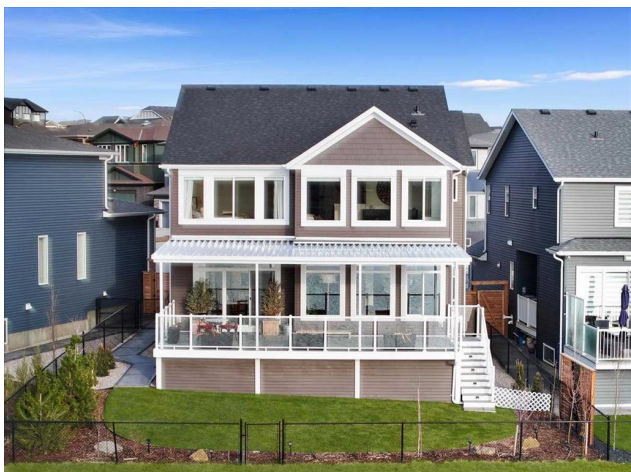


THE
A-TEAM

**RE/MAX
FIRST**

33 LUCAS Cove, Calgary T3P1M4

MLS®#: **A2134104** Area: **Livingston** Listing Date: **05/21/24** List Price: **\$1,248,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **5,080 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,797**
 Low Sqft:
 Ttl Sqft: **2,797**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Dog Run Fenced In,Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level
220 Volt Wiring,Additional Parking,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Plug-In,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,High Efficiency,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Storage**

Construction: **Aluminum Siding ,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Tankless Hot Water,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 5`3"	Family Room	Main	10`11" x 11`3"
Kitchen	Main	17`9" x 21`4"	Mud Room	Main	7`8" x 10`8"
4pc Bathroom	Second	7`2" x 9`0"	Bedroom	Second	13`10" x 15`8"

Bedroom - Primary	Second	13`6" x 19`1"	Laundry	Second	10`10" x 14`4"
4pc Bathroom	Basement	7`10" x 4`11"	Den	Basement	10`0" x 11`9"
Storage	Basement	31`4" x 12`10"	Dining Room	Main	10`9" x 10`6"
Foyer	Main	11`4" x 9`2"	Living Room	Main	15`11" x 14`4"
Walk-In Closet	Second	5`6" x 5`0"	5pc Ensuite bath	Second	13`10" x 12`1"
Bedroom	Second	10`4" x 15`8"	Bonus Room	Second	15`11" x 14`0"
Walk-In Closet	Second	12`2" x 9`1"	Bedroom	Basement	12`8" x 12`10"
Family Room	Basement	15`3" x 14`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1910899**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to luxury living on the WATER! This is a RARE opportunity to own a stunning home situated ON the POND, offering peaceful and breathtaking water & mountain VIEWS in Livingston NW. Custom-built by Morrison Homes, this masterpiece features an oversize HEATED TRIPLE GARAGE 220V and has been completed with all the executive finishes and upgrades you desire. This gem boasts over 4000 SQ.FT. of living, playing, relaxing, and entertaining space both indoors and outdoors. Fully developed over all 3 floors, this home enjoys sunlight throughout the entire day, complemented by an expansive additional 400 SQ.FT. outdoor large DECK that spans the entire width of your home with gas connector! Landscaping designed perfectly for your home's privacy. Storage under the large deck. Step into the elegantly designed gourmet kitchen, perfect for hosting get-togethers with your loved ones or spending quality time with family. Upgrades include a large 8'x5' QUARTZ island with seating space, extended cupboards, under cabinet lighting, and a high-end appliance package featuring a WOLF gas range, SUB-ZERO fridge/freezer, MIELE dishwasher, and Kitchen Aid convection wall oven and microwave. The kitchen also offers plenty of storage, including a large custom California Closet walk-through PANTRY connected to an oversized MUDROOM, coat hooks, built in bench, walk-in closet, and additional storage areas and large powder room. The FULLY DEVELOPED BASEMENT adds further living space, with an additional bedroom, full bathroom, living room, and flex/office/dining space, and more storage space. The main floor boasts family and living rooms with built-ins, providing ample space to cater to everyone's needs. Upper floor bonus room with built in display wall, under mount lighting. With 4 large BEDROOMS, 3.5 BATHROOMS, and a huge LAUNDRY room with sink & island, this home is ready for you and your entire family! Enjoy breathtaking sunsets and sunrises bouncing off the serene mirrored pond from the WEST-facing backyard, complete with a covered aluminum v-panel pergola, 32'x15', for year-round enjoyment. Withstands hail, wind, rain, sleet, ice and snow - with warranty. Spacious PRIMARY suite with a walk-in dressing room and luxury double vanity ensuite, Sonos speaker AV system, security cameras & alarms, double (2x) high-efficiency furnace, Navien Tankless Instant Hot Water Tank (high-efficiency & energy saving), reverse Osmosis Water Filter, Tahoe water Softener, fire suppression sprinkler system throughout the entire home, and more. Livingston HUB amenities include a state-of-the-art community center with a gymnasium, water park, ice rink, tennis courts, basketball courts, splash park, playground, outdoor ping pong, and more. The best in the city. Don't miss this opportunity for luxury living in Brookfield Residential's master-planned community. The time is now to enter the market, as this show home will not last long! Schedule a showing today! Be sure to check out the Video & Virtual Tour.**

Inclusions: **Fridge in Mudroom & Fridge in basement (negotiable), Alarm system & cameras, Pergola on deck, Hunter Douglas Blinds, Window treatments, all appliances as seen in the main floor kitchen, planters (negotiable), garage door opener, special keys to the house and lock key to the master walk in closet.**

Property Listed By: **RE/MAX House of Real Estate**

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

