404 LUCAS Boulevard, Calgary T3P 1S7

MLS®#:	**A2137377**	Area:	**Livingston**	Listing Date:	**06/01/24**	List Price: **$739,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:**Fort McMurray**

General Information

				DOM
Prop Type:	**Residential**			**27**
Sub Type:	**Detached**			**Layout**
City/Town:	**Calgary**	Finished Floor Area		Beds: **5 (4 1)**
Year Built:	**2022**	Abv Sqft:	**1,752**	Baths: **4.0 (4 0)**
Lot Information		Low Sqft:		Style: **2 Storey**
Lot Sz Ar:	**2,739 sqft**	Ttl Sqft:	**1,752**	
Lot Shape:				**Parking**
				Ttl Park: **2**
Access:				Garage Sz:
Lot Feat:	**Rectangular Lot**			
Park Feat:	**Off Street,Parking Pad**			

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Private Entrance**		**Carpet,Concrete,Vinyl**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**12`11" x 12`8"**	**Dining Room**	**Main**	**12`1" x 8`4"**
4pc Bathroom	**Main**	**8`9" x 4`11"**	**Bedroom**	**Main**	**12`7" x 8`7"**
Kitchen	**Main**	**11`9" x 10`7"**	**Pantry**	**Main**	**5`11" x 5`6"**
Entrance	**Main**	**9`3" x 5`7"**	**Bedroom - Primary**	**Second**	**11`11" x 12`11"**
4pc Ensuite bath	**Second**	**5`7" x 10`7"**	**Walk-In Closet**	**Second**	**5`7" x 4`11"**
Bedroom	**Second**	**11`9" x 9`4"**	**Bedroom**	**Second**	**11`9" x 11`2"**
4pc Bathroom	**Second**	**8`2" x 4`11"**	**Bonus Room**	**Second**	**10`9" x 14`10"**

Laundry	Second	6`0" x 3`4"	Kitchen	Basement	14`1" x 7`11"
Family Room	Basement	14`1" x 12`11"	Bedroom	Basement	11`0" x 11`11"
4pc Bathroom	Basement	8`11" x 4`11"			

Remarks

Pub Rmks: **Do you love a NEW HOME but can't wait for the 8-12 months to be built? Here is your opportunity to buy a UPGRADED home. Fully Finished 2 Storey Home with ONE BEDROOM'S LEGAL BASEMENT SUITE! This also means you get almost the FULL balance of the ALBERTA NEW HOME WARRANTY! Located on a QUIET STREET in the wonderful community of LIVINGSTON, every time you come home you will smile with/ pride. Immediately you'll see that no expense was spared, from the LUXURY VINYL PLANK flooring spanning almost the entire main floor to the OPEN CONCEPT modern kitchen w/ stylish modern cabinetry, CHIMNEY HOOD FAN, built-in microwave, GAS STOVE all STAINLESS STEEL. Imagine entertaining your guests around the large QUARTZ COUNTER (incl. bathrooms) where you can stay connected w/ family & friends in the open kitchen/dining/living room. The upper floor provides a large primary bedroom with a 4 pc ensuite and the two secondary bedrooms at the back of the home share the main 4 pc bath. Enjoy the convenience of upstairs laundry (washer and dryer included)! A side entrance, basement Legal suite, and 9 ft foundation walls are convenient, and the second furnace dedicated to the basement is in place. The fully finished basement offers a cozy recreation room and ample storage space, the 4th bedroom, 4th full bathroom, and a flex-room/den which is the perfect place for a home gym or office. To top it all off, this prime location is steps away from Livingston's largest pond feature (3 mins), the proposed Urban Corridor (Shopping, Restaurants, Entertainment – 3 mins), FUTURE GREEN LINE LRT STATION (2 mins), Community Strip Mall that's almost complete (2 mins), & only 15 mins to the Airport! Convenience is at your fingertips, w/ various grocery stores (6 mins) & Costco (12 mins) for whatever your family needs. No matter the season, you & your family can enjoy countless hours of fun at the 35,000 sq ft COMMUNITY CENTRE (3 mins) w/ indoor gym, basketball courts, outdoor water park, skating rink, or even host your events w/ a well-appointed banquet hall & rooms. WOW! Book your private viewing QUICK, before you miss the opportunity to own a basically NEW HOME right away!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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