



THE
A-TEAM

**RE/MAX
FIRST**

155 LUCAS Terrace, Calgary T3P 1X3

MLS®#: **A2140628** Area: **Livingston** Listing **06/12/24** List Price: **\$1,024,786**
 Status: **Active** County: **Calgary** Change: **-\$15k, 27-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2022** Abv Sqft: **2,562**
Lot Information Low Sqft:
 Lot Sz Ar: **4,877 sqft** Ttl Sqft: **2,562**
 Lot Shape:

DOM

15
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction:
Wood Siding
 Flooring:
Carpet,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`6" x 13`7"	Office	Main	11`10" x 10`6"
Den	Main	13`9" x 14`7"	Spice Kitchen	Main	6`7" x 5`10"
2pc Bathroom	Main	5`0" x 5`2"	Kitchen	Main	15`0" x 10`6"
Living Room	Main	13`7" x 14`6"	Dining Room	Main	12`8" x 11`0"
Bedroom	Second	14`0" x 10`6"	4pc Ensuite bath	Second	4`11" x 8`1"
Walk-In Closet	Second	5`1" x 3`10"	Walk-In Closet	Second	5`7" x 4`3"
Bedroom	Second	10`9" x 10`1"	Walk-In Closet	Second	5`1" x 3`9"

Bedroom	Second	10`5" x 9`6"	4pc Bathroom	Second	10`8" x 4`11"
Laundry	Second	8`3" x 6`7"	Bonus Room	Second	17`4" x 12`9"
Bedroom - Primary	Second	12`8" x 13`6"	Walk-In Closet	Second	12`0" x 4`11"
5pc Ensuite bath	Second	11`9" x 10`0"	4pc Ensuite bath	Basement	4`11" x 7`10"
Bedroom	Basement	10`3" x 9`2"	Bedroom	Basement	8`11" x 9`10"
4pc Bathroom	Basement	4`11" x 7`9"	Living Room	Basement	12`8" x 20`3"
Dinette	Basement	12`8" x 9`11"	Kitchenette	Basement	9`11" x 12`6"
Laundry	Basement	3`3" x 3`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RG**
 Legal Desc: **2111469**

Remarks

Pub Rmks: **The HAWTHORNE model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern and functional in design and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is 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/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quitze counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave PLUS you will LOVE your new SPICE KITCHEN!, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size, TWO ENSUITE, and share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel appliances, quitze counters, tile, and carpeted flooring, and its own separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, the Gas line for the BBQ on your newly built deck, and upgraded pot lights throughout the entire home, It is truly a must-see property! View the virtual tour or schedule your private showing today.**

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

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













