



THE
A-TEAM

**RE/MAX
FIRST**

567 LUCAS Boulevard, Calgary T3P 2E1

MLS®#: **A2141151** Area: **Livingston** Listing Date: **06/17/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,420 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,894**
 Low Sqft:
 Ttl Sqft: **1,894**

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s)**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`3" x 11`6"	Dining Room	Main	10`2" x 10`3"
Living Room	Main	14`4" x 11`5"	Mud Room	Main	8`1" x 6`7"
Bedroom	Upper	10`3" x 9`5"	Bedroom	Upper	12`4" x 9`1"
Bonus Room	Upper	11`1" x 12`9"	Bedroom - Primary	Upper	12`1" x 13`1"
Laundry	Upper	6`10" x 5`8"	Bedroom	Main	9`1" x 11`1"
Entrance	Main	7`2" x 5`4"	3pc Bathroom	Main	

4pc Ensuite bath

Upper

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311041

Remarks

Pub Rmks: **Quick possession alert! Ready in just a few months! This is the Glenmore model built by award winning builder, Cedarglen Homes. With just under 1900 sq ft, a walk-out basement, main floor bedroom & loads of upgrades - this home is sure to impress. As you walk in the front door, you'll find stunning luxury vinyl plank flooring & a functional open concept layout. The kitchen will be equipped with quartz countertops, a great sized island, pantry, gas line for range, neutral light grey cabinetry & the buyer will be able to select their own appliances at the builder's supplier with an allowance of \$5500. The adjacent dining area and living room are expansive - perfect for hosting friends and family for get-togethers! Off the back of the house, you'll find a mud room with a closet & bench with access to the already completed deck for you to enjoy some fresh air & stunning sunsets in the west facing yard. The main floor also hosts a large bedroom w/ access to the full 3 pc bathroom - great for multi-generational families! On the upper level, you will find a central bonus room - enjoy binge watching your favourite TV shows here. The primary bedroom is bright with tons of windows, a large walk-in closet & a 4 pc ensuite (dual sinks & walk-in shower)! Two additional bedrooms, another 4pc bath w/ a shower-tub combo & laundry w/ linen storage complete this floor. The WALK-OUT basement is undeveloped with a bathroom rough-in, awaiting your creative touch! A double parking pad is located at the back of the lot & the buyer will receive a \$2000 landscaping rebate as long as landscaping is completed within 1 year of possession. The location is PRIME siding onto walking paths & across the street from a future school site = tons of green space surrounding your new home! You will love living in this desirable community - the Livingston HOA gives you access to the "Hub" Facility, hockey rink, skating rink, skate park, indoor gym, splash park, playgrounds, tennis courts & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Photos are from a different property that is completed - same model, different finishings. Please see photos 10 & 11 for interior selections of this home***

Inclusions:
Property Listed By: **\$5,500 Appliance allowance to be used through the Builder's supplier.
Royal LePage Benchmark**

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



