



THE
A-TEAM

**RE/MAX
FIRST**

280 LUCAS Boulevard, Calgary T3P 1H9

MLS®#: **A2142002** Area: **Livingston** Listing Date: **06/19/24** List Price: **\$709,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,574 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Backs on to Park/Green Space,Corner Lot**
 Park Feat: **Alley Access,Double Garage Detached,Paved**

Finished Floor Area
 Abv Sqft: **1,753**
 Low Sqft:
 Ttl Sqft: **1,753**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-----------------------|--------------|-----------------------|--------------------------|--------------|-----------------------|
| Kitchen | Main | 14`11" x 14`6" | Living Room | Main | 12`10" x 11`9" |
| Den | Main | 10`4" x 7`6" | 2pc Bathroom | Main | 5`5" x 4`11" |
| Mud Room | Main | 11`9" x 5`8" | Bedroom - Primary | Upper | 14`4" x 12`0" |
| Walk-In Closet | Upper | 6`5" x 4`8" | 4pc Ensuite bath | Upper | 10`2" x 6`5" |
| Bedroom | Upper | 13`0" x 9`3" | Bedroom | Upper | 11`8" x 10`0" |
| Bonus Room | Upper | 12`0" x 11`10" | Laundry | Upper | 7`3" x 6`1" |
| 4pc Bathroom | Upper | 8`4" x 4`10" | | | |

Title:
Fee Simple
Legal Desc:

2210258

Zoning:
R-G

Remarks

Pub Rmks: **CORNER LOT NEXT TO GREEN SPACE | PAVED BACK LANE | DOUBLE DETACHED GARAGE | BASEMENT SIDE-ENTRANCE | Welcome to 280 Lucas Boulevard! Located in Livingston, a master planned community by Brookfield designed for an active lifestyle (walking/bike paths), >200 acres of open space, parks, off-leash dog parks, designed for family and community with the development of the community HUB (with a 35,000 sqft community hall), central and convenient town centre for office, services and retail offerings. Ultra-convenient NW location, just under 15 minutes away from the YYC International Airport, and a quick hop onto Stoney / Deerfoot Trail, with the future planned Green Line C-Train station. This home is BRAND NEW, never occupied. Rare to find a CORNER LOT next to the GREEN SPACE PARK, and views on both main and second storey floors. A PAVED BACK LANE makes commute easy, and an added bonus with the DETACHED DOUBLE GARAGE. Upon entering the home, the main floor features an OPEN FLOORPLAN with an office / den off the front entry, functional family-friendly kitchen, dining area and living room in the back of the home. New home = new appliances! Stainless steel, with a separate dedicated range hood fan. Sizable mudroom in the back, with a powder room for convenience. Over 1,700 sqft, quartz countertops, 9' ceilings, and luxury vinyl plank throughout the home for a seamless look. Custom wood banisters bring you upstairs to find a BONUS ROOM, a sizable laundry room, and 3 bedrooms. The primary bedroom features near floor-to-ceiling windows, a walk-in closet and ensuite with double vanities. The basement is ready for your own design, with a SIDE ENTRANCE DOOR for flexibility! Builder will complete laying sod to complete the lawn (front and side). Deck and fencing not included, ready for your own touch. BOOK YOUR SHOWING TODAY!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









