



THE
A-TEAM

**RE/MAX
FIRST**

244 LUCAS Way, Calgary T3P 1M4

MLS®#: **A2142023**

Area: **Livingston**

Listing Date: **06/20/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,905**
Low Sqft:
Ttl Sqft: **1,905**

DOM

100
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	9`2" x 6`3"
Living Room	Main	14`10" x 15`6"
Office	Main	9`11" x 5`9"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`7" x 12`10"
Bonus Room	Upper	14`6" x 13`0"
Bedroom	Basement	9`3" x 14`10"

Room	Level	Dimensions
Dining Room	Main	8`3" x 8`2"
Kitchen	Main	8`9" x 14`10"
Living Room	Main	14`10" x 15`6"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`2" x 9`3"
Bedroom - Primary	Upper	13`9" x 20`9"
4pc Bathroom	Basement	
Game Room	Basement	12`4" x 14`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2012030

Remarks

Pub Rmks:

FRONTING ONTO POND WITH WEST VIEWS | SEPARATE ENTRANCE TO BASEMENT | JAYMAN BUILT + FULLY DEVELOPED BASEMENT | SOLAR PANELS + CENTRAL AC + GREEN HOME CERTIFIED + SMART HOME | Welcome to 244 Lucas Way NW, nestled in the charming family community of Livingston. This Jayman green home boasts a prime location overlooking the community pond and scenic walking paths, ideal for families seeking a sense of community and convenience. The main level features vinyl flooring and neutral tones throughout, providing a modern living experience. The chef's kitchen is a culinary delight, showcasing a gas range, full-size pantry, stainless steel appliances, gleaming quartz countertops, and access off the dining area to the sun-soaked deck in the East facing backyard, complete with a gas line, a perfect spot for summer bbq's. A private enclosed den offers versatility as a home office or dedicated homework space, while the spacious living and dining areas are flooded in natural light from expansive windows overlooking the yard. Completing this level is a convenient 2-piece powder room, a separate basement entrance, and access to the double attached garage. The upper level is where the west-facing primary suite awaits, boasting picturesque pond views, a walk-in closet, and a luxurious spa-like ensuite. Two additional generous bedrooms, a 4-piece bathroom, a large bonus/tv room and a laundry area complete this level, ensuring comfort and functionality. The fully developed basement provides ample space for any growing family with a large living room, fourth bedroom, 4-piece bathroom, brand new second washer/dryer, and rough-in plumbing. Some other upgrades to this home include a complete sprinkler system for fire protection, a front and rear camera system, heated garage with rough-in for an electric car charger, ultraviolet air purifier system with Merv-13 Filter, triple pane windows, a smart thermostat + garage door opener, and a water softener. This home offers proximity to walking and bike paths, shopping centers, and the Calgary International School, as well as easy access to Stoney Trail for effortless commuting. Schedule your private showing today and see what life is like in Livingston!

Inclusions:

NA

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











