



THE
A-TEAM

**RE/MAX
FIRST**

206 LUCAS Terrace, Calgary T3P 1X1

MLS®#: **A2146143**

Area: **Livingston**

Listing Date: **07/05/24**

List Price: **\$739,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot, Zero Lot Line**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,968**

Low Sqft:

Ttl Sqft: **1,968**

DOM

73

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Int Feat:

Breakfast Bar, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	17`6" x 7`10"
Living Room	Main	19`0" x 12`7"
Bedroom - Primary	Second	13`3" x 13`1"
Bedroom	Second	16`3" x 13`0"
Family Room	Second	16`11" x 12`7"
Laundry	Second	7`3" x 6`0"

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 5`0"
Kitchen	Main	13`0" x 11`2"
5pc Ensuite bath	Second	9`3" x 7`11"
Bedroom	Second	11`9" x 9`1"
4pc Bathroom	Second	8`5" x 4`11"
Dining Room	Main	13`0" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111469

Remarks

Pub Rmks:

Discover this inviting exquisite 2-Storey attached garage home in the vibrant Livingston community. Featuring 3-bedroom, 2.5 Baths over 1900 Sq. Ft. spacious living area, a modern kitchen, and serene outdoor spaces, this residence offers comfort and style. With its prime location and inviting charm, this home is a must-see! (SELLING FEATURE - SMART HOME, SOLAR PANEL, HIGH EFFICIENCY FURNACE, TANKLESS HOT WATER, AIR CONDITIONER, ELECTRIC CAR CHARGING OUTLET, POWER OPERATED BLINDS ON THE MAIN FLOOR, GOURMET KITCHEN, SMART FREEZE, STAINLESS STEEL APPLIANCE, ELECTRIC FIREPLACE, NEWLY BUILD FENCE AND DECK)“ Welcome to effortless elegance on the main floor of this Livingston gem. Step inside to discover a gracious foyer, a cozy living area with a charming fireplace, a gourmet kitchen that inspires culinary adventures, boasting upgraded stainless-steel appliances, stylish grey cabinetry and ample quartz countertop breakfast bar and a delightful dining area with seamless access to the backyard deck perfect for enjoying outdoor gatherings and relaxation. Enjoy the convenience of power blinds throughout the main floor, allowing you to effortlessly control the natural light. The upper floor of this remarkable home features a versatile bonus room, perfect for a play area or home office. It boasts three spacious bedrooms, including a luxurious master bedroom with a lavish 5-piece ensuite and a walk-in closet. The additional two bedrooms share a well-appointed 4-piece bathroom. Conveniently located on this level is a laundry room, making everyday chores a breeze. This upper floor layout offers both comfort and functionality for modern living. The basement offering you the unique opportunity to create a space tailored to your needs and preferences, whether it be a family entertainment area, additional bedrooms, or a home office. This home features a double attached garage equipped with an electric car charging outlet, a driveway for additional parking, and a central air conditioner for year-round comfort. It is powered by solar panels, enhancing its energy efficiency and reducing utility costs. Also, enjoy the convenience of nearby school, parks, transit, grocery stores and other amenities which make this home ideal choice for modern living. Located just minutes from Stoney Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. Schedule your private showing today. Explore and don't miss the opportunity to make this your dream home!”

Inclusions:
Property Listed By:

**Power blinds on main floor,
eXp Realty**

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











