



THE
A-TEAM

**RE/MAX
FIRST**

203 LUCAS Close, Calgary T3P 1Z4

MLS®#: **A2150055** Area: **Livingston** Listing Date: **07/16/24** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **-\$26k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,185 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,353**
 Low Sqft:
 Ttl Sqft: **2,353**

DOM

62
Layout
 Beds: **8 (5 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **220 Volt Wiring, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Electric Stove, ENERGY STAR Qualified Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked**

Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 5`0"	Bedroom	Main	10`7" x 9`6"
Dining Room	Main	11`4" x 11`2"	Kitchen	Main	13`2" x 15`8"
Living Room	Main	11`9" x 13`0"	Bonus Room	Upper	13`3" x 13`5"
Bedroom - Primary	Upper	13`4" x 16`0"	Walk-In Closet	Upper	9`5" x 5`4"

Laundry	Upper	6`8" x 5`4"	5pc Ensuite bath	Upper	10`8" x 10`5"
4pc Bathroom	Upper	8`5" x 8`0"	Bedroom	Upper	8`10" x 15`9"
4pc Ensuite bath	Upper	8`0" x 5`0"	Bedroom	Upper	9`5" x 12`7"
Bedroom	Upper	8`10" x 13`7"	Bedroom	Basement	12`2" x 10`2"
Living Room	Basement	12`2" x 15`8"	Bedroom	Basement	9`6" x 10`2"
Bedroom	Basement	9`6" x 10`1"	4pc Bathroom	Basement	5`1" x 8`1"
Kitchen	Basement	14`6" x 12`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2211924**

Remarks

Pub Rmks: **\$80,000 HUGE PRICE REDUCTION.OVER 3300 SQFT LIVING SPACE LEGAL BASEMENT SUITE BRAND NEW E LEGAL 3 BEDROOMS SUITE. TOTAL OF 8 BEDROOMS .MAIN FLOOR BEDROOM FULL BATHROOM SPACIOUS KITCHEN STAINLESS STEEL APPLIANCES GAS STOVE CHIMNEY HOOD FAN OVERSIZE ISLAND AND WALK IN PANTRY LIVING ROOM WITH ELECTRIC FIREPLACE DINING ROOM BIG OVERSIZE WINDOWS 9 FT CEILINGS .UPSTAIRS TOTAL 4 BEDROOMS 2 MASTER BEDROOMS WITH ENSUITES OTHER 2 BEDROOMS HAVE SHARED BATHROOM LAUNDRY ROOM VAULTED BONUS ROOM WITH POT LIGHTS..3 BEDROOM LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE AND LAUNDRY KITCHEN WITH STAINLESS STEEL APPLIANCES GRANITE COUNTERTOPS LIVING ROOM..220 VOLT CAR CHARGER FOR YOUR ELECTRIC CHARGER .OVERSIZE 31 FT WIDE AND 135 FT LONG LOT. .CLOSER TO ALL AMENITIES**

Inclusions: **none**
 Property Listed By: **TREC The Real Estate Company**

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







