



THE
A-TEAM

**RE/MAX
FIRST**

61 LUCAS Way, Calgary T4B 3P5

MLS®#: **A2150458** Area: **Livingston** Listing Date: **07/24/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: **1,626 sqft**
 Lot Shape:

Access:
 Lot Feat: **Front Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,481**
 Low Sqft:
 Ttl Sqft: **1,481**

DOM

54
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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Track Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`0"	Kitchen	Main	12`6" x 12`7"
Dining Room	Main	10`0" x 11`9"	Bedroom - Primary	Second	13`0" x 11`5"
Bedroom	Second	9`5" x 9`0"	Bedroom	Second	11`3" x 9`7"
2pc Bathroom	Main	4`6" x 7`3"	4pc Bathroom	Second	4`11" x 8`8"
4pc Bathroom	Second	8`0" x 7`10"	Game Room	Lower	11`4" x 14`5"
Furnace/Utility Room	Lower	6`2" x 3`8"			

Legal/Tax/Financial

Condo Fee:
\$236

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **2312249**

Remarks

Pub Rmks: **Discover the perfect blend of luxury and comfort in this brand-new 3-bedroom, 2.5-bathroom townhouse located in the sought-after community of Livingston. This home features a contemporary open floorplan, ideal for modern living and entertaining. As you enter, you'll be greeted by stunning vinyl plank flooring that extends throughout the main living areas, providing both beauty and durability. Large windows bathe the entire home in natural light, creating a bright and inviting atmosphere. The gourmet kitchen is a highlight, with quartz countertops, a spacious island, and ample cabinetry, making it a chef's dream. Whether you're preparing everyday meals or hosting gatherings, this kitchen has everything you need. Step outside to your private balcony, complete with a gas hookup for a BBQ, perfect for enjoying summer evenings and outdoor dining. The primary bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite bathroom. With spacious bedrooms, elegant bathrooms, and thoughtful design touches, this townhouse offers an exceptional living experience. Don't miss your chance to own this remarkable property in Livingston. Schedule a viewing today and envision your new lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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