



THE
A-TEAM

**RE/MAX
FIRST**

269 LUCAS Avenue, Calgary T3P 1S3

MLS®#: **A2160187**

Area: **Livingston**

Listing Date: **08/25/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area
Abv Sqft: **942**
Low Sqft:
Ttl Sqft: **942**

DOM

24
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Driveway,Insulated,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 5`7" x 5`1" |
| Eat in Kitchen | Main | 13`0" x 15`0" |
| Bedroom - Primary | Main | 11`7" x 12`0" |
| 4pc Bathroom | Basement | 6`0" x 8`8" |
| Game Room | Basement | 22`3" x 15`11" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|----------------------|
| 4pc Ensuite bath | Main | 8`0" x 8`2" |
| Living Room | Main | 16`9" x 15`0" |
| Storage | Main | 3`9" x 4`5" |
| Bedroom | Basement | 13`2" x 12`6" |
| Furnace/Utility Room | Basement | 11`2" x 12`7" |

Legal/Tax/Financial

Condo Fee:
\$238

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d60

Legal Desc: **2111757**

Remarks

Pub Rmks: **ATTENTION: EMPY NESTERS or YOUNG PROFESSIONALS! This stunning bungalow, with attached garage, offers over 1,800 sq ft of living space providing the ultimate in comfort, convenience and elegance. Homes by Avi has thoughtfully created these amazing homes for buyers wanting a lock-and-leave lifestyle at an affordable price. As you step into the bright, inviting space you instantly note the stunning vaulted ceiling and luxury vinyl plank flooring that sets the stage. The chef-friendly kitchen featuring an upgraded granite counter, stylish clean lines with white cabinetry, a tiled backsplash, and 2 convenient pantries. This open concept floor plan is ideal for relaxing & entertaining. The large living room is perfect featuring a picture window framing the beautiful front yard. The spacious primary bedroom is a retreat of its own, boasting a luxurious 4-piece ensuite, a large walk-in closet, and a serene ambiance. Enjoy the convenience of a main floor laundry room and a private powder room for guests. The fully finished single attached garage offers tall ceilings for additional storage while the full driveway ensures plenty of parking. The lower level enhances your living experience with a 9-ft ceiling, a large rec room ideal for hobbies or entertaining, a 4-piece bathroom, a generously sized bedroom with a walk-in closet, and a utility room with extensive storage. Relax on your charming front porch with a cup of coffee and a good book, take the dog for walk, or the grandkids to the park around the corner. So many options. Move-in ready with low condo fees and a lock-and-leave lifestyle, this home is perfect for those seeking comfort and ease in a stylish, modern setting. Embrace the freedom of stress-free living in this beautiful bungalow! Livingston is one of the most notable new communities in Calgary's Northwest. The Livingston Hub (Home Owner's Association facility) was curated to offer exceptional amenities including a splash park, skate park, skating rink, playground, Gymnasium, Commercial Kitchen, Banquet Hall & more. With programs so close to home, 200 acres of outdoor space and parks, future retail & schools you will love this thriving community! Call your favourite Realtor and see this amazing home before it is gone!**

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

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





