

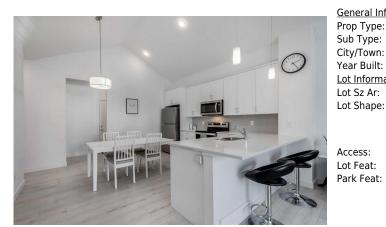
269 LUCAS Avenue, Calgary T3P 1S3

Sewer:

08/25/24 MLS®#: A2160187 Area: Livingston Listing List Price: **\$475,000**

Status: Active Calgary Change: Association: Fort McMurray County: -\$10k, 17-Sep

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2022 Year Built: Abv Saft: 942 Lot Information Low Sqft:

DOM

Layout

2(11)

2.5 (2 1)

2 1

Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

24

942 Lot Sz Ar: Ttl Sqft:

Access: Lot Feat: Back Lane, Landscaped

Park Feat: Driveway, Insulated, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Composite Siding, Vinyl Siding**

Flooring:

Ext Feat: **Private Entrance** 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** Room Level **Dimensions** 2pc Bathroom Main 5`7" x 5`1" 4pc Ensuite bath Main 8'0" x 8'2" Eat in Kitchen Main 13`0" x 15`0" **Living Room** Main 16`9" x 15`0" **Bedroom - Primary** Main 11`7" x 12`0" Storage Main 3`9" x 4`5" 4pc Bathroom **Basement** 6'0" x 8'8" **Bedroom** Basement 13`2" x 12`6" **Game Room Basement** 22`3" x 15`11" Furnace/Utility Room **Basement** 11`2" x 12`7"

Legal/Tax/Financial

 Condo Fee:
 Title:
 Zoning:

 \$238
 Fee Simple
 M-G d60

Fee Freq: Monthly

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 Hal

Inclusions: None

Property Listed By: RE/MAX Real Estate (Mountain View)

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









