



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #1305, Calgary T3P 2C7

MLS®#: **A2161960** Area: **Livingston** Listing Date: **08/31/24** List Price: **\$429,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **764**
 Low Sqft:
 Ttl Sqft: **764**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Lighting, Playground**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 7`10"	Bedroom - Primary	Main	11`7" x 10`2"
Bedroom	Main	8`11" x 10`8"	4pc Bathroom	Main	4`11" x 7`9"
Living Room	Main	10`2" x 13`4"			

Legal/Tax/Financial

Condo Fee: **\$295** Title: **Fee Simple** Zoning: **M-1 d100**
 Fee Freq:

Monthly

Legal Desc: 2410795

Remarks

Pub Rmks: Experience the ultimate in modern living with this stunning condo that boasts breathtaking pond and mountain views. Imagine stepping into your brand-new, meticulously designed 2-bedroom, 2-bathroom unit on the 3rd floor, offering a spacious 764 sqft of contemporary elegance. Crafted by the renowned Loge! Homes, this never-lived-in gem is showcased by luxury vinyl plank flooring that exudes sophistication throughout. Enjoy year-round comfort with dual air conditioning, and revel in the ample storage provided by the sleek-looking upper cabinets. Picture yourself relaxing in a well-lit living room, enhanced by upgraded pot lights, creating the perfect ambiance for entertainment. The room is equipped for seamless viewing experiences, featuring wall-mounted TV setups that include hidden cables and reinforced backing for secure mounting. The kitchen is a culinary haven, complete with stainless steel appliances, additional pot lights, a stylish chimney-style hood fan, and eye-catching pendant lighting, offering everything you need for gourmet cooking. The soft-close cabinets add an extra touch of luxury to this inviting space. As a resident of the vibrant Livingston community, you'll enjoy exclusive access to the Livingston Community Association Hub, which features a splash park, fitness center, and event hall—all designed for your pleasure and convenience. Embrace a lifestyle of comfort, sophistication, and community in this exceptional condo, where every detail has been thoughtfully crafted for your enjoyment. Don't miss this opportunity to elevate your living experience!

Inclusions: N/A
Property Listed By: Homecare Realty Ltd.

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







