



THE
A-TEAM

**RE/MAX
FIRST**

208 LUCAS Place, Calgary T3P 2E6

MLS®#: **A2165841**

Area: **Livingston**

Listing Date: **09/14/24**

List Price: **\$644,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 25-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,615 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

56
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 4`5"	Dining Room	Main	12`5" x 5`10"
Living Room	Main	7`3" x 12`5"	Kitchen With Eating Area	Main	14`3" x 12`4"
Laundry	Main	3`9" x 3`7"	Mud Room	Main	3`10" x 6`2"
Bedroom	Main	8`5" x 9`4"	4pc Bathroom	Main	7`10" x 4`11"
Bedroom - Primary	Main	10`10" x 9`6"	4pc Ensuite bath	Main	6`5" x 8`3"
Entrance	Main	3`10" x 3`2"	Family Room	Basement	24`1" x 11`9"
Bedroom	Basement	10`11" x 9`8"	Bedroom	Basement	11`11" x 13`4"

**4pc Bathroom
Storage**

**Basement
Basement**

**8`1" x 4`11"
3`2" x 16`8"**

Other

Basement

6`2" x 15`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

Remarks

Pub Rmks: **Brand new bungalow in the NW side of Livingston. It features finished basement with side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and LVP floor in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, and 1 full bathroom. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. ** 208 Lucas Place NW ****

Inclusions:
Property Listed By: **N/A
Century 21 Bravo Realty**

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









