



THE
A-TEAM

**RE/MAX
FIRST**

275 LUCAS Way, Calgary T3P0R5

MLS®#: **A2171971**

Area: **Livingston**

Listing Date: **10/09/24**

List Price: **\$1,090,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,508**

Low Sqft:

Ttl Sqft: **2,508**

DOM

73

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Conservation**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Dog Run,Playground**

Construction: **Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,French Door,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`11" x 9`0"	Foyer	Main	13`6" x 7`5"
Kitchen	Main	12`11" x 12`9"	Living Room	Main	14`0" x 16`6"
Office	Main	9`5" x 10`6"	4pc Bathroom	Upper	5`8" x 9`5"
5pc Ensuite bath	Upper	13`8" x 10`2"	Bedroom	Upper	9`6" x 17`11"
Bedroom	Upper	9`6" x 14`6"	Bedroom - Primary	Upper	16`7" x 16`5"
4pc Bathroom	Lower	7`7" x 5`0"	Bedroom	Lower	9`0" x 11`10"

Family Room

Lower

25`6" x 21`8"

Storage
Legal/Tax/Financial

Lower

8`8" x 14`3"

Title:
Fee Simple
Legal Desc:

2111469

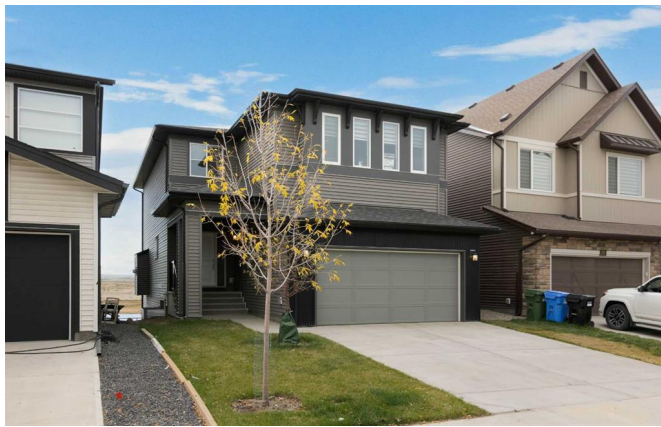
Zoning:
R-G

Remarks

Pub Rmks: **Experience luxury living in the heart of Livingston, Calgary's vibrant New North, with this stunning estate home built by award-winning Morrison Homes. Featuring the upgraded Everett floor plan, this home boasts central air conditioning, a finished walk-out basement, and a west-facing backyard with breathtaking views of green spaces and a serene pond. Step inside to discover a sunlit open floor plan, accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The gourmet kitchen is a chef's delight, equipped with state-of-the-art appliances, premium countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you'll find a huge bonus room, ideal for cozy family movie nights. Two oversized secondary bedrooms with a 4 pec bathroom , and a convenient laundry room accompany the master suite, complete with a walk-in closet and a luxurious 5-piece ensuite. Every aspect of this home is meticulously designed for both comfort and functionality. Nestled in a well-established neighborhood, and privacy lot with no neighbours at back, Enjoy the great patio and balcony spaces, perfect for summer BBQs and outdoor gatherings. With nearby pathways for cycling, parks, and shopping centers, it offers the perfect blend of tranquility and convenience. Don't miss your chance to view this exceptional home in person, This home is a must-see!**

Inclusions:
Property Listed By: **None
Skyrock**

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

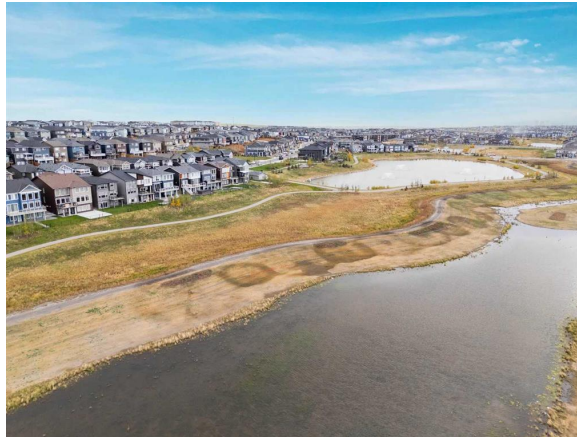
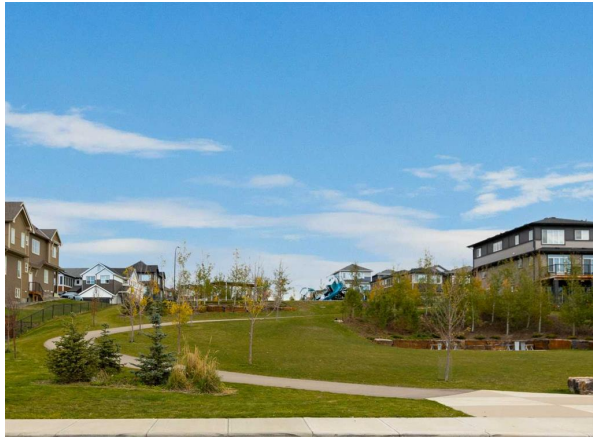












275 Lucas Way NW, Calgary, AB

Main Floor: Exterior Area 1047.92 sq ft
Interior Area 574.95 sq ft
Excluded Area 437.29 sq ft



PREPARED: 2024/10/09

*While regions are excluded from total floor area in OUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

275 Lucas Way NW, Calgary, AB

2nd Floor: Exterior Area 1403.31 sq ft
Interior Area 1366.27 sq ft



PREPARED: 2024/10/09

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275 Lucas Way NW, Calgary, AB

Basement (Below Grade) Exterior Area 1041.23 sq ft
Interior Area 909.43 sq ft



PREPARED: 2024/10/09



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.