



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #3104, Calgary T3P 2C7**

MLS®#: **A2172199**      Area: **Livingston**      Listing Date: **10/09/24**      List Price: **\$574,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,382**  
                     Low Sqft:  
                     Ttl Sqft: **1,382**

Access:  
 Lot Feat: **No Neighbours Behind**  
 Park Feat: **Single Garage Attached**

DOM

**9**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **ENERGY STAR Qualified Equipment, Forced Air, Natural Gas**      Flooring: **Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave**  
 Int Feat: **Breakfast Bar, Built-in Features**  
 Utilities:

Room Information

| Room              | Level  | Dimensions     | Room             | Level  | Dimensions    |
|-------------------|--------|----------------|------------------|--------|---------------|
| Entrance          | Main   | 7`0" x 6`8"    | Living Room      | Main   | 17`0" x 13`4" |
| Eat in Kitchen    | Main   | 14`7" x 1`1"   | 2pc Bathroom     | Main   |               |
| Bedroom - Primary | Second | 14`8" x 12`10" | 4pc Ensuite bath | Second |               |
| Bedroom           | Second | 13`5" x 8`11"  | Bedroom          | Second | 10`10" x 8`5" |
| 4pc Bathroom      | Second |                | Laundry          | Second | 4`6" x 3`3"   |
| Balcony           | Main   | 18`4" x 6`5"   |                  |        |               |

Condo Fee:  
**\$274**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RCG**

Legal Desc: **20232024**

Remarks

Pub Rmks: **Welcome to Livingston Views, Logel Homes' latest master-planned development in the popular NW community of Livingston. This stunning property features upgraded cabinetry and a premium stainless steel appliance package, along with central air conditioning and upgraded pot lights on the main level. The master bathroom includes a dual sink and a walk-in shower, while all full bathrooms are finished with elegant tile. With a prime location facing the lake, this home also offers a single garage and a full basement. Logel Homes, recognized as Calgary's leader in customer satisfaction and the Multi-Family Builder of the Year for three consecutive years, why not come and see for yourself why!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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













