



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**206 LUCAS Close, Calgary T3P 1Z4**

MLS®#: **A2172258**

Area: **Livingston**

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

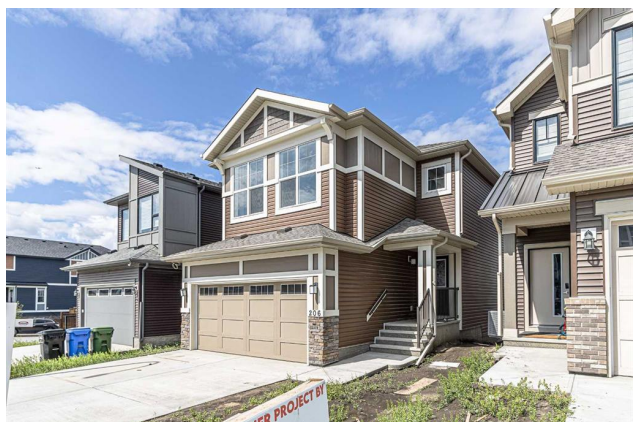
List Price: **\$939,900**

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: **358 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**41**  
Layout  
Beds: **5 (5 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`10" x 8`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`3" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`5" x 8`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 8`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 9`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`9" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`5" x 5`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211924**

Remarks

Pub Rmks: **Move-in ready! Another golden opportunity for you to own this beautiful and 6-bedroom house + a Den with fully developed walkout LEGAL basement suite in the much sought after community of Livingston NW. There is also a bedroom plus a full bathroom on the main floor. This house has it all. High demand for white kitchen cabinets and quartz countertops in all the bathrooms, large kitchen pantry to store your everyday needs, big and bright living and dining rooms with plenty of sunlight coming in through the many big windows and sliding glass doors that lead to a deck. Enjoy the spectacular views of the northern lights dancing above you from your deck. Upstairs there are 4 bedrooms plus a large bonus room with skylights. No more sharing of rooms...an excellent house for a family as well as for guests that come over for visiting. Spacious and open living floorplan with no cramp, tight or narrow areas. A dream home for everyone.**

Inclusions:  
Property Listed By: **N/A**  
**Grand Realty**

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

