



THE
A-TEAM

**RE/MAX
FIRST**

217 LUCAS Crescent, Calgary T3P 1M8

MLS®#: **A2174509**

Area: **Livingston**

Listing Date: **10/22/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,847**
Low Sqft:
Ttl Sqft: **1,847**

DOM

7

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 11`11"
Dining Room	Main	9`11" x 8`10"
2pc Bathroom	Main	4`10" x 4`8"
Bedroom - Primary	Upper	12`11" x 11`11"
Bedroom	Upper	11`6" x 10`0"
Laundry	Upper	7`0" x 5`5"

Room	Level	Dimensions
Kitchen	Main	12`7" x 8`7"
Foyer	Main	6`0" x 4`6"
Family Room	Upper	17`1" x 13`0"
5pc Ensuite bath	Upper	13`4" x 6`7"
Bedroom	Upper	12`4" x 10`10"
4pc Bathroom	Upper	8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812208

Zoning:
R-G

Remarks

Pub Rmks:

Step into this stylish, well-maintained 2-story original-owner home. This 3-bedroom plus a bonus room, 2.5-bathroom property boasts luxury vinyl plank flooring throughout the main level, with an abundance of natural light. The modern kitchen features sleek two-tone soft-close cabinets, quartz countertops, stainless steel appliances, a large island, a pantry, and custom built-ins. The cozy living room opens onto a deck, perfect for entertaining. Upstairs, relax in the spacious primary bedroom with a luxurious 5-piece ensuite, including a soaker tub. You'll also find two additional bedrooms, a large bonus room, and the convenience of upper-level laundry. The unfinished basement is roughed in and awaits your personal touch. With upgrades like oversized windows, 9' ceilings, indoor sprinkler system, central air conditioning and GEM stone lights, this home is move-in ready. The sunny backyard includes a relaxing hot tub and a gas line for BBQs, perfect for summer cookouts while the kids play and you entertain. This amazing family home won't last long—call now or check out the 3D tour!

Inclusions:
Property Listed By:

**TV mounts only, hot tub
eXp Realty**

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











