



THE
A-TEAM

**RE/MAX
FIRST**

26 LUCAS Place, Calgary T3P 2E2

MLS® #: **A2175114** Area: **Livingston** Listing Date: **10/25/24** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,340**
 Low Sqft:
 Ttl Sqft: **2,340**

DOM

89
Layout
 Beds: **5 (5)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`7" x 4`7"	Living Room	Main	13`8" x 13`9"
Kitchen	Main	14`9" x 9`4"	Dining Room	Main	13`10" x 8`11"
Nook	Main	12`8" x 8`11"	Pantry	Main	3`11" x 1`11"
Balcony	Main	13`3" x 9`7"	Bedroom	Main	11`9" x 8`0"
2pc Bathroom	Main	5`4" x 4`11"	Mud Room	Main	9`8" x 4`0"

Bedroom	Upper	12`5" x 9`5"	Walk-In Closet	Upper	4`10" x 4`5"
Bedroom	Upper	11`1" x 9`4"	5pc Bathroom	Upper	9`4" x 8`8"
Laundry	Upper	9`4" x 5`5"	Bedroom	Upper	12`2" x 9`6"
Walk-In Closet	Upper	4`7" x 4`4"	Bonus Room	Upper	18`6" x 10`4"
Bedroom - Primary	Upper	13`2" x 11`11"	5pc Ensuite bath	Upper	10`7" x 10`6"
Walk-In Closet	Upper	10`7" x 4`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2311424**

Remarks

Pub Rmks: **Walk out, brand new, and with view, welcome to this single family home in the NW side of the Livingston. It features 2340 sqft, 4 bedrooms up and 1 bedroom on the main floor, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, functional laundry room with shelves, and stairs with a window. Main floor with large foyer, large living room with lots of windows, spacious kitchen and dining area, sliding door to large deck with BBQ gas hook up. And large walk out basement with bathroom rough in. It closes to playground, shopping, and easy access to major roads. ** 26 Lucas Place NW ****

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

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

















