



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

57
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"















