

26 LUCAS Place, Calgary T3P 2E2

A2175114 Livingston Listing 10/25/24 List Price: **\$869,900** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

> 2024 Abv Saft: Low Sqft:

3,369 sqft

Ttl Sqft:

Finished Floor Area

2,340

2,340

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

57

4 Garage Sz: 2

5 (5)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard, Front Yard, Rectangular Lot, Views Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: BBQ gas line, Private Yard **Wood Frame**

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer

Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 4`7" x 4`4" 18`6" x 10`4" Upper **Bonus Room** Upper **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



















