



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 LUCAS Place, Calgary T3P 2E2**

MLS®#: **A2175514**      Area: **Livingston**      Listing Date: **10/28/24**      List Price: **\$821,861**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,243**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,368 sqft**      Ttl Sqft: **2,243**  
 Lot Shape:

DOM

**24**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer**  
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`3"</b>	<b>Flex Space</b>	<b>Main</b>	<b>9`0" x 8`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 6`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 5`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`9" x 15`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`4" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`2" x 9`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`10" x 6`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`5" x 13`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>11`2" x 9`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`6"</b>

4pc Bathroom

Basement

8`2" x 7`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

o

Remarks

Pub Rmks:

**This beautiful, brand-new 'Purcell 24' home, built by Brookfield Residential, is fully finished and features 4 bedrooms (3 upstairs and 1 downstairs), 3.5 bathrooms, and over 3,000 square feet of developed living space over three levels. The main level has been beautifully finished with white shaker cabinetry in the kitchen and light vinyl flooring throughout—perfect for those with children and pets! The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. The kitchen is complete with upgraded appliances, including a built-in oven and microwave, as well as a built-in cooktop and range hood. It also has a large walkthrough pantry that leads to the mudroom off the double attached garage, providing added convenience for everyday living! The expansive living area features a wall of windows overlooking the backyard, allowing natural light to pour through the home all day long. The main level is completed by a large deck spanning the entire width of the home and a 2-pc bathroom. The upper level has ample space for a growing family, with a central bonus room separating the primary and secondary bedrooms. The primary suite features a wall of windows at the front and includes a full 5-pc ensuite, complete with dual sinks, a soaker tub, and a walk-in shower. Two more generous bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The developed walk-out basement is fully finished and offers a 4th bedroom, a 4-pc bathroom, and a large recreation room with access to the backyard. This property is fully move-in ready in the new community of Livingston! The Alberta New Home Warranty, as well as the builder's warranty, allows you to purchase this brand-new home with peace of mind. Photos are taken from a show home and do not represent the exact property for sale.**

Inclusions:  
Property Listed By:

**none**  
**Charles**

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





