



THE
A-TEAM

**RE/MAX
FIRST**

24 LUCAS Passage, Calgary T3P 2E3

MLS®#: **A2175517** Area: **Livingston** Listing Date: **10/28/24** List Price: **\$876,969**
 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: **3,368 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,495**
 Low Sqft:
 Ttl Sqft: **2,495**

DOM

1
Layout
 Beds: **5 (4 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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`3" x 12`5"	Spice Kitchen	Main	7`1" x 5`7"
Dining Room	Main	13`1" x 8`11"	Great Room	Main	20`6" x 13`1"
Flex Space	Main	9`0" x 8`6"	Foyer	Main	7`0" x 7`0"
Mud Room	Main	9`3" x 5`2"	2pc Bathroom	Main	5`2" x 5`0"
Bonus Room	Upper	15`10" x 13`0"	Bedroom - Primary	Upper	13`4" x 12`8"
5pc Ensuite bath	Upper	11`4" x 10`0"	Bedroom	Upper	12`6" x 10`0"
Bedroom	Upper	12`0" x 9`6"	Bedroom	Upper	10`1" x 10`1"

Bedroom
4pc Bathroom
Dining Room

Basement
Basement
Basement

10`2" x 10`0"
8`7" x 5`10"
12`0" x 10`0"

Kitchen
Living Room
5pc Bathroom

Basement
Basement
Upper

11`8" x 10`5"
12`0" x 12`0"
11`9" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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Remarks

Pub Rmks: **The 'Columbia 24' is a brand-new home built by Brookfield Residential, featuring a fully finished legal basement suite! The home boasts a gourmet kitchen with a spice kitchen, 5 bedrooms (4 upstairs and 1 downstairs), 3.5 bathrooms, and nearly 3,500 square feet of developed living space over three levels. The main level has been beautifully finished with two-tone rich wood lower cabinetry and white upper cabinetry in the kitchen. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. The large kitchen is complete with upgraded appliances, including a built-in oven and microwave, as well as a built-in cooktop and range hood. Off the main kitchen is a large walkthrough spice kitchen that leads to the mudroom and double attached garage. The living area features large windows overlooking the backyard, allowing natural light to pour through the home all day, while warm-tone vinyl plank flooring flows throughout the main level—ideal for those with children or pets. The main level is completed by a 2-pc bathroom and a rear flex room that can be used as a guest room or home office. The expansive upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the secondary bedrooms. The primary suite is at the rear of the home and features large windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, and a walk-in closet completes the room. Three more generous bedrooms, a 5-pc bathroom with dual sinks and a private water closet and bathtub, and a conveniently located laundry room round out the upper level. The fully developed basement comes with a legal 1-bedroom, 1-bathroom suite. This suite includes a separate side entrance, all appliances (including a washer and dryer), and separate mechanical systems. 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: **Suite Appliances - Dishwasher, Dryer, OTR Microwave, Refrigerator, Washer**

Property Listed By: **Charles**

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





