



THE
A-TEAM

**RE/MAX
FIRST**

482 LUCAS Way, Calgary T3P 1H9

MLS®#: **A2175628** Area: **Livingston** Listing Date: **10/26/24** List Price: **\$799,900**
 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: **4,285 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,569**
 Low Sqft:
 Ttl Sqft: **2,569**

DOM

3
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 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: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 13`0"	Nook	Main	11`6" x 10`3"
Kitchen	Main	14`4" x 8`7"	2pc Bathroom	Main	4`11" x 5`3"
Entrance	Main	8`9" x 13`4"	Office	Main	11`10" x 10`5"
Dining Room	Main	11`11" x 14`1"	Pantry	Main	6`7" x 3`8"
5pc Ensuite bath	Second	11`8" x 9`11"	Bedroom - Primary	Second	12`9" x 13`6"
Walk-In Closet	Second	11`10" x 4`11"	Laundry	Second	8`1" x 6`7"
Bonus Room	Second	14`2" x 13`0"	Bedroom	Second	10`4" x 11`8"

Walk-In Closet	Second	4`1" x 4`11"	Bedroom	Second	13`11" x 11`0"
Walk-In Closet	Second	4`1" x 4`11"	Bedroom	Second	10`7" x 10`0"
Walk-In Closet	Second	5`6" x 4`2"	4pc Bathroom	Main	10`7" x 4`11"
Flex Space	Second	5`3" x 9`5"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2311041**

Zoning:
RG

Remarks

Pub Rmks: **Brand new, view from the upper floor, side entrance to basement, and fully upgraded. Welcome to this single family home in popular Livingston. It features 4 bedrooms up, main floor den, main floor with 9 feet ceiling and LVP flooring throughout, higher cabinets, stainless steel appliances, built in microwave, chimney hood fan, quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, upgraded lighting package, and double attached garage. Upper floor has 4 bedrooms; large master bedroom with large walk in closet, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, and functional laundry room with shelves. Main floor with large living room, good size den with closet, spacious kitchen and dining area, sliding door to future deck. Basement has side entrance, large window, and bathroom rough in. It closes to park and playground, shopping, and easy access to major roads.**

Inclusions: **NONE**
 Property Listed By: **URBAN-REALTY.ca**

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









