

482 LUCAS Way, Calgary T3P 1H9

MLS®#: **A2175628** Area: **Livingston** Listing Date: **10/26/24** List Price: **\$854,900**  
 Status: **Active** County: **Calgary** Change: **+\$55k, 02-Nov** 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

**25**  
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**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 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"

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

Legal/Tax/Financial

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

Zoning:  
**RG**

Remarks

Pub Rmks: **Discover this brand-new, fully upgraded single-family home in the sought-after Livingston area, boasting an upper-floor view and a side entrance to the basement. This residence features four bedrooms upstairs, a main-floor den, nine-foot ceilings, and LVP flooring throughout. The kitchen and bathrooms are adorned with quartz countertops, higher cabinets, stainless steel appliances, a built-in microwave, and a chimney hood fan. The staircase is enhanced with wrought iron spindles, complemented by an upgraded lighting package. A double attached garage adds convenience. The upper floor hosts four bedrooms, including a spacious master with a walk-in closet and a large ensuite with double vanity sinks, a separate bathtub, and a shower. A large bonus room and a functional laundry room with shelves complete this level. The main floor offers a large living room, a sizable den with a closet, and a spacious kitchen and dining area with a sliding door leading to a future deck. The basement features a side entrance, a large window, and a rough-in for a bathroom. Located close to parks, playgrounds, shopping, and major roads, this home is ideally situated for convenience and lifestyle.**

Inclusions:  
 Property Listed By: **NONE**  
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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









