



THE
A-TEAM

**RE/MAX
FIRST**

273 LUCAS Place, Calgary T3P2E4

MLS®#: **A2176200**

Area: **Livingston**

Listing Date: **10/29/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,364 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,260**
Low Sqft:
Ttl Sqft: **2,260**

DOM

23

Layout

Beds: **6 (4 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Street Lighting,Rectangular Lot,Zero Lot Line**
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,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Double Vanity,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`1" x 12`9"
Dining Room	Main	13`0" x 9`11"
2pc Bathroom	Main	4`11" x 4`7"
Pantry	Main	
Bedroom	Second	13`8" x 11`7"
Bedroom	Second	8`11" x 12`3"
Laundry	Second	5`4" x 7`10"

Room	Level	Dimensions
Foyer	Main	8`5" x 14`11"
Den	Main	8`8" x 11`6"
Kitchen	Main	14`11" x 16`1"
4pc Bathroom	Second	5`4" x 11`5"
Bedroom	Second	8`8" x 13`11"
Bonus Room	Second	17`4" x 14`8"
Bedroom - Primary	Second	12`6" x 14`8"

Walk-In Closet
Bedroom
Kitchen
Living Room

Second
Basement
Basement
Basement

10`1" x 7`1"
9`11" x 12`9"
8`5" x 13`6"
11`5" x 12`9"

Bedroom
4pc Bathroom
Laundry
Storage

Basement
Basement
Basement
Basement

9`10" x 11`5"
4`11" x 7`11"
3`9" x 3`3"
6`0" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RG

2311041

Remarks

Pub Rmks: **The Collingwood model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern, functional design, and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is located in the most sought-after part of Livingston! If you are looking for ample square footage and beautiful private views, then look no further! Inside, you will discover a bright and spacious living room/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quitze counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size and share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel appliances, quitze counters, tile, carpeted flooring, and a separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, Newly built deck, and upgraded pot lights throughout the entire home, It is truly a must-see property! View the virtual tour or schedule your private showing today.**

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

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











