



THE
A-TEAM

**RE/MAX
FIRST**

85 LUCAS Place, Calgary T3P 2E5

MLS®#: **A2178475**

Area: **Livingston**

Listing Date: **11/10/24**

List Price: **\$629,900**

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: **2,742 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **None**

DOM

73
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Bathroom Rough-in**
Utilities:

Room Information

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

Title: **Fee Simple**
Legal Desc: **2311424**
Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this single family home in popular Livingston. BRAND NEW, with a side entrance to basement for future development catered to your own design! This stunning 3-bedroom, 2.5-bathroom home features an open main floor with a living room flowing seamlessly into the kitchen and dining area. The upper floor features a generously-sized master bedroom with a luxurious 4-piece ensuite and a walk-in closet, as well as two additional well-sized bedrooms and another full 4-piece bathroom. There laundry room with a window is also located on the upper floor which enables more light into the area. The Livingston Hub, a central community center, features a gym, meeting rooms, and event spaces. Located near the parks, pathways, and recreational facilities, with access to schools, child care, and future educational developments. Don't miss out on this exceptional opportunity to own your dream home.**

Inclusions: **None**
Property Listed By: **Diamond Realty & Associates LTD.**

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







85 Lucas Place NW, Calgary, AB

Main Floor Exterior Area 759.80 sq ft
Interior Area 689.25 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in CGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

85 Lucas Place NW, Calgary, AB

2nd Floor Exterior Area 740.09 sq ft
Interior Area 691.65 sq ft
Excluded Area 11.03 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in CGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

85 Lucas Place NW, Calgary, AB

Basement (Below Grade) Exterior Area 682.80 sq ft
Interior Area 619.40 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in CGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.