



THE
A-TEAM

**RE/MAX
FIRST**

199 LUCAS Terrace, Calgary T3P 1X3

MLS®#: **A2178513**

Area: **Livingston**

Listing **11/10/24**

List Price: **\$1,038,880**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$56k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **2,582**

Low Sqft:

Ttl Sqft: **2,582**

DOM

83

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,059 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Rectangular Lot,Sloped Down,Steep Slope**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,In Garage Electric Vehicle Charging Station(s),Private Electric Vehicle Charging Station(s),See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Fireplace Insert,Forced Air,Natural Gas,See Remarks**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Entrance,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Smart Home,Soaking Tub,Sump Pump(s),Tankless Hot Water,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 10" x 2' 10"	Dining Room	Main	11' 6" x 17' 0"
Foyer	Main	4' 0" x 5' 5"	Kitchen	Main	20' 10" x 13' 3"

Living Room	Main	13`5" x 17`0"	5pc Bathroom	Second	15`0" x 4`11"
5pc Ensuite bath	Second	12`6" x 17`8"	Bedroom	Second	12`10" x 14`11"
Bedroom	Second	15`0" x 15`5"	Laundry	Second	5`7" x 8`5"
Bedroom - Primary	Second	11`5" x 17`8"	Walk-In Closet	Second	6`8" x 8`3"
3pc Bathroom	Basement	13`11" x 6`3"	Bedroom	Basement	9`1" x 12`4"
Game Room	Basement	23`6" x 17`7"	Furnace/Utility Room	Basement	5`11" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2111469**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning Jayman home, where sophistication meets style. As you step inside, you're greeted by a spacious foyer adorned with beautiful white marble-effect porcelain tiles and soaring 9-foot ceilings that create an immediate sense of openness. The heart of this home is the chef's dream kitchen, an entertainer's paradise. Prepare to be wowed by the granite custom-built kitchen island, an impressive 9 feet wide and 7 feet 6 inches deep. This expansive space is perfect for cooking, gathering, or simply admiring the stunning hardwood floors on the main level. Equipped with the latest KitchenAid appliances, this kitchen is designed to impress and make hosting large family dinners or gatherings a breeze. Every detail has been carefully chosen for form and function, ensuring you have everything you need to create memorable meals and moments. Relax and unwind in the inviting living room, where a cozy gas fireplace creates the perfect ambiance for movie nights or casual get-togethers. Step outside onto the expansive, private deck (12x26 ft), offering unobstructed west-facing views. Whether enjoying the sunset by the gas or wood-burning firepit or firing up the BBQ for a casual meal, this outdoor space provides the perfect setting for every occasion. You'll find a spacious bonus room on the upper level, the ideal space for quiet conversations, an afternoon retreat, or a different TV show. Designed for peace and privacy, this room is soundproofed with ROCKWOOL Safe'n'Sound® insulation on all four walls, including the door to the primary bedroom, ensuring quiet relaxation and a peaceful environment. The primary bedroom is a sanctuary, offering ample space, dimmable lighting, and a ceiling fan for added comfort. Step into the luxurious five-piece ensuite bathroom, where a deep soaker tub awaits to relax you after a busy day. Enjoy the separate shower and the convenience of a spacious walk-in closet steps away for a more invigorating start to your day. No need to worry about noise—this bathroom is also soundproofed, allowing for a calm, serene experience, even if you and your partner have different schedules. You'll also find two generously sized bedrooms, a full bathroom with double vanity, and a laundry room equipped with a top-of-the-line Maytag® washer and dryer—located conveniently on the same floor to save you from hauling laundry up and down. The fully developed 9 ft ceiling walkout basement offers endless possibilities. If desired, The basement can be converted into a fully independent legal suite by converting the recreational room into a bedroom or two; the half bathroom with the rough-in shower option brings the opportunity to add a full bathroom with double vanity and heated floors already installed. IMPORTANT NOTE: A secondary suite would be subject to approval and permitting by the city/municipality.**

Inclusions:
 Property Listed By: **see remarks**
eXp Realty

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











