



THE
A-TEAM

**RE/MAX
FIRST**

534 LUCAS Way, Calgary T3P 1M3

MLS®#: **A2179678**

Area: **Livingston**

Listing Date: **11/17/24**

List Price: **\$1,179,999**

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: **3,297 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,813**
Low Sqft:
Ttl Sqft: **2,813**

DOM

76
Layout
Beds: **7 (5 2)**
Baths: **6.5 (6 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 16`8"
Kitchen	Main	14`11" x 9`3"
Dining Room	Main	11`11" x 11`8"
3pc Bathroom	Main	7`11" x 4`11"
Bonus Room	Second	17`11" x 18`5"
Bedroom	Second	14`1" x 14`9"
Walk-In Closet	Second	5`1" x 3`11"

Room	Level	Dimensions
Bedroom	Main	13`5" x 12`4"
Spice Kitchen	Main	7`9" x 5`4"
Foyer	Main	4`8" x 5`11"
2pc Bathroom	Main	4`11" x 5`4"
Bedroom	Second	10`6" x 10`5"
3pc Ensuite bath	Second	5`0" x 8`0"
Bedroom	Second	10`7" x 11`2"

Walk-In Closet **Second** **5`1" x 3`11"**
Bedroom - Primary **Second** **12`10" x 15`5"**
Laundry **Second** **8`2" x 6`9"**
4pc Bathroom **Second** **10`8" x 5`0"**
Bedroom **Basement** **10`1" x 12`0"**
Family Room **Second** **14`4" x 14`8"**
4pc Bathroom **Basement** **7`10" x 6`11"**
Walk-In Closet **Basement** **4`5" x 7`4"**

Walk-In Closet
Walk-In Closet
5pc Ensuite bath
Bedroom
Kitchen
3pc Ensuite bath
Laundry
Storage

Second **5`8" x 4`2"**
Second **11`10" x 4`11"**
Second **11`9" x 10`1"**
Basement **10`1" x 10`11"**
Basement **9`2" x 8`5"**
Basement **5`0" x 7`7"**
Basement **6`5" x 7`2"**
Basement **3`2" x 4`11"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311041

Zoning:
RG

Remarks

Pub Rmks: **The HAWTHORNE model Excel home boasts a LEGAL BASEMENT SUITE and a distinctive exterior that commands attention. Its modern, functional design is enhanced by contemporary finishes that epitomize luxury living. Bathed in natural light, the home features exquisite finishes throughout. Discover your dream home! Situated in the highly desirable Livingston area, this stunning Excel-built home offers generous square footage and private vistas. The interior reveals a luminous, expansive living room/dining room ideal for hosting, paired with a Chef's DREAM Kitchen equipped with upgraded stainless steel appliances, quartz counters, soft-close full-height cabinetry, a chimney-style hood fan, and a built-in microwave. Additionally, you'll adore the new SPICE KITCHEN and the spacious living room. The floor plan is exceptionally functional, featuring a secluded flex room, ample space, and seamless flow. Upstairs, four bedrooms plus a bonus room cater to family living, offering abundant space for all. The large primary bedroom includes a 5-piece ensuite and spacious walk-in closets. The other three bedrooms are sizable, with TWO ENSUITES, and share a 4-piece bath. A well-proportioned laundry room is conveniently located off the bonus room. This remarkable home is custom-built with a LEGALLY SUITED BASEMENT, comprising a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, tile, carpeted flooring, and its own laundry. This LEGAL suite is city-registered and includes all necessary amenities like a separate furnace and water tank. Additional highlights of this incredible home include the ALBERTA NEW HOME WARRANTY, a gas line for the BBQ on the newly constructed deck, and upgraded pot lights throughout. It's an absolute must-see property! Explore the virtual tour or book your private showing today.**

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

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













