



THE
A-TEAM

**RE/MAX
FIRST**

305 LUCAS Place, Calgary T3P 2E4

MLS®#: **A2180057** Area: **Livingston** Listing Date: **11/19/24** List Price: **\$999,999**
 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: **2,996 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,270**
 Low Sqft:
 Ttl Sqft: **2,270**

DOM

2
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,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,Electric Stove,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`0" x 12`9"
Kitchen	Main	15`1" x 16`1"
2pc Bathroom	Main	5`0" x 4`7"
Bonus Room	Upper	17`5" x 14`9"
Bedroom	Second	14`0" x 8`9"
Bedroom - Primary	Second	14`7" x 12`7"

Room	Level	Dimensions
Foyer	Main	8`6" x 8`3"
Office	Main	8`10" x 11`6"
Spice Kitchen	Main	8`10" x 5`5"
Bedroom	Second	13`10" x 11`7"
Bedroom	Second	12`3" x 9`0"
Laundry	Second	5`4" x 7`10"

Walk-In Closet
 5pc Ensuite bath
 Bedroom
 4pc Bathroom
 Storage
 Furnace/Utility Room

Second 10`2" x 7`1"
 Second 10`7" x 11`8"
 Basement 12`9" x 10`1"
 Basement 8`0" x 5`0"
 Basement 6`11" x 4`5"
 Basement 17`5" x 9`9"

4pc Bathroom
 Bedroom
 Kitchen
 Living Room
 Laundry

Second 11`7" x 5`4"
 Basement 11`6" x 9`10"
 Basement 13`6" x 8`5"
 Basement 12`9" x 11`7"
 Basement 3`8" x 3`3"

Legal/Tax/Financial

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

Zoning: **RG**

Remarks

Pub Rmks: **Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is minutes from major shopping centers. Enjoy the epitome of luxury living!**

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

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











