



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

**64**  
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**











