



THE
A-TEAM

**RE/MAX
FIRST**

50 LUCAS Place, Calgary T3P 2E2

MLS®#: **A2181521** Area: **Livingston** Listing Date: **11/30/24** List Price: **\$768,888**
 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: **3,369 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,841**
 Low Sqft:
 Ttl Sqft: **1,841**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 12`5"	Kitchen	Main	10`6" x 12`6"
Dining Room	Main	10`6" x 9`2"	2pc Bathroom	Main	8`0" x 3`2"
Bedroom - Primary	Upper	12`7" x 14`3"	Walk-In Closet	Upper	5`0" x 11`4"
Family Room	Upper	13`10" x 22`11"	Bedroom	Upper	11`6" x 12`5"
Bedroom	Upper	11`2" x 12`8"	4pc Ensuite bath	Upper	8`8" x 10`9"
4pc Bathroom	Upper	8`9" x 10`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

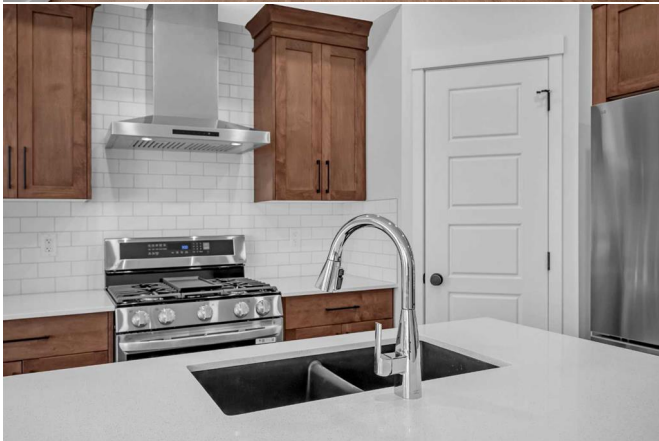
Remarks

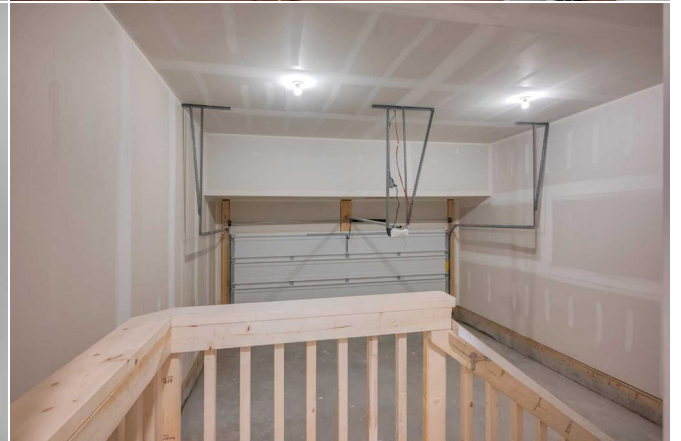
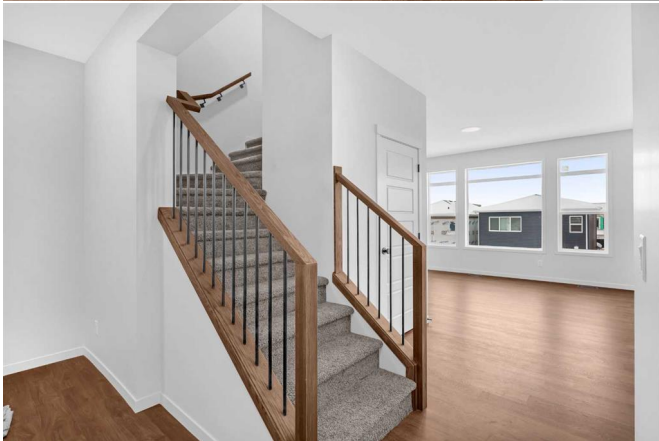
Pub Rmks: **Welcome to 50 Lucas Place NW, a stunning brand-new home located in the vibrant community of Livingston. Built in 2024, this modern two-story detached home offers 1,841 square feet of thoughtfully designed living space, perfect for families or professionals looking for contemporary living in a growing neighborhood. The main floor features an open-concept layout with a cozy living room complemented by an electric fireplace, a bright dining area, and a modern kitchen with quartz countertops, a gas stove, stainless steel appliances, and plenty of cabinetry. A convenient two-piece bathroom completes this level. Upstairs, the primary bedroom boasts a spacious walk-in closet and a luxurious four-piece ensuite bath. Two additional generously sized bedrooms, another four-piece bathroom, and a large family room provide ample space for relaxation or entertaining. The upper floor also offers the added convenience of a dedicated laundry room. The walkout basement adds approximately 500 square feet of versatile space, designed with potential in mind. Featuring 9-foot ceilings, a full-size 5x6 bedroom window, a French glass door, and rough-ins for a kitchen and a three-piece bathroom. The attached double garage and driveway provide parking for up to four vehicles, while the 3,369-square-foot lot offers plenty of room for outdoor enjoyment. Situated in a growing community with parks, schools, and upcoming amenities nearby, this home is an exceptional opportunity.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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

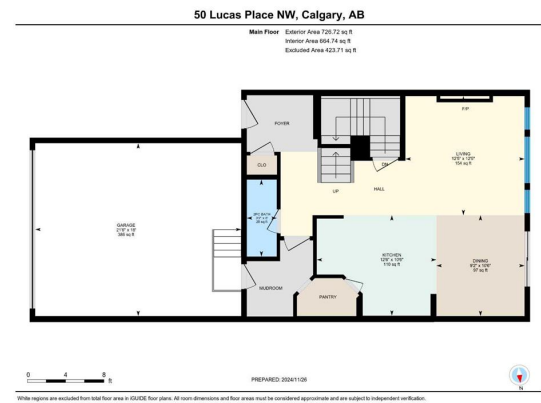












50 Lucas Place NW, Calgary, AB

Upper Floor Exterior Area 1114.90 sq ft
Interior Area 1023.12 sq ft



PREPARED 2024/1/26



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.