



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**

Finished Floor Area

Abv Sqft: **1,841**

Low Sqft:

Ttl Sqft: **1,841**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

DOM

21

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
Living Room	Main	12`5" x 12`5"
Dining Room	Main	10`6" x 9`2"
Bedroom - Primary	Upper	12`7" x 14`3"
Family Room	Upper	13`10" x 22`11"
Bedroom	Upper	11`2" x 12`8"
4pc Bathroom	Upper	8`9" x 10`4"

Room	Level	Dimensions
Kitchen	Main	10`6" x 12`6"
2pc Bathroom	Main	8`0" x 3`2"
Walk-In Closet	Upper	5`0" x 11`4"
Bedroom	Upper	11`6" x 12`5"
4pc Ensuite bath	Upper	8`8" x 10`9"

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













