

50 LUCAS Place, Calgary T3P 2E2

A2181521 Listing 11/30/24 List Price: \$768,888 MLS®#: Area: Livingston

Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Date:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,369 sqft

1,841 1.841

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

21

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Other

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer: Ext Feat:

Construction:

Vinyl Siding Flooring:

Carpet, Tile Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Int Feat: **Ouartz Counters**

None

Utilities:

Room Information

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

4pc Bathroom Upper 8'9" x 10'4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2311424**

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.

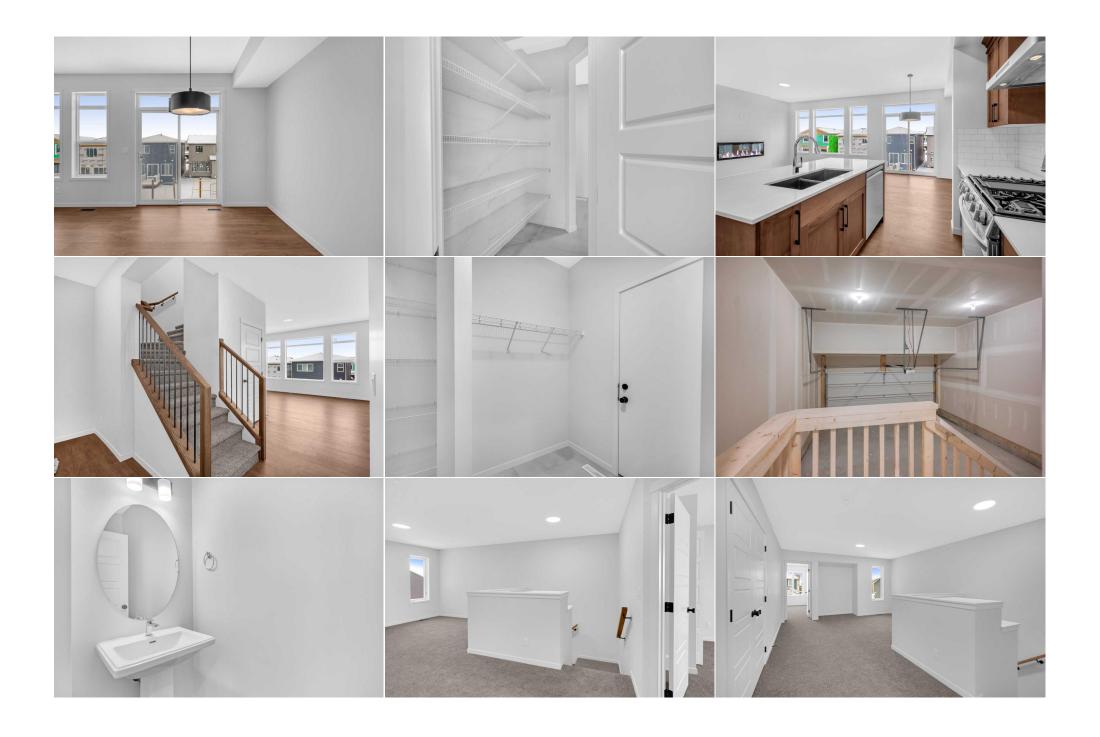
Inclusions: N/A

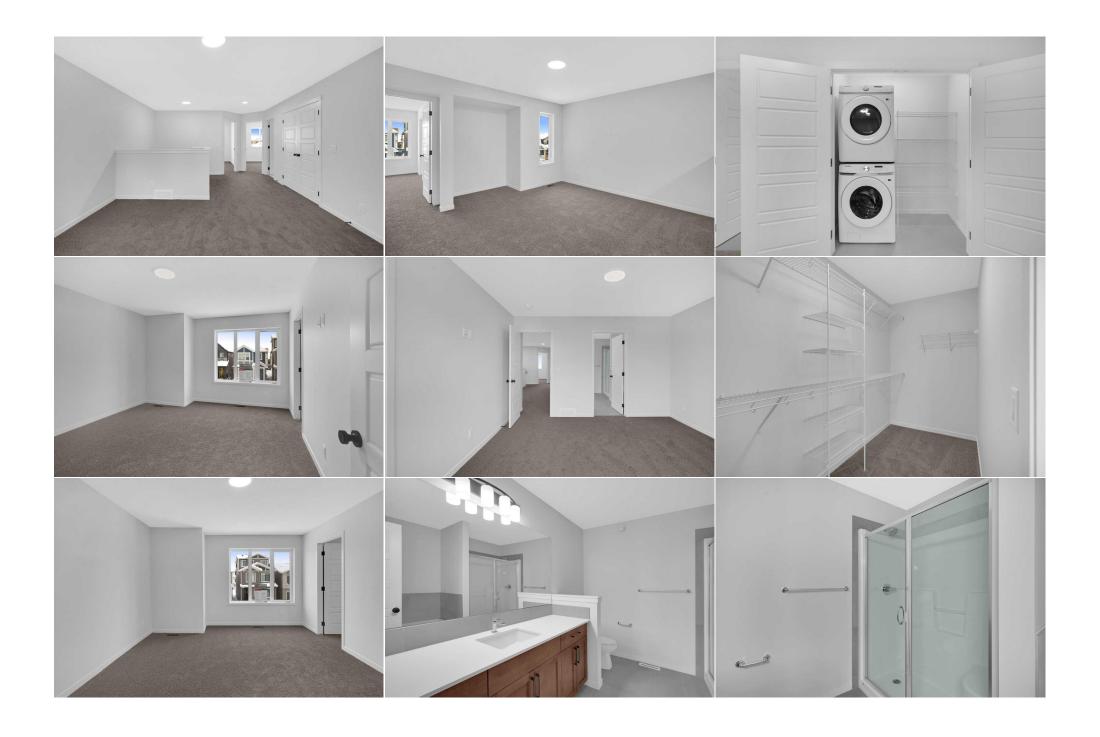
Property Listed By: **eXp Realty**

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

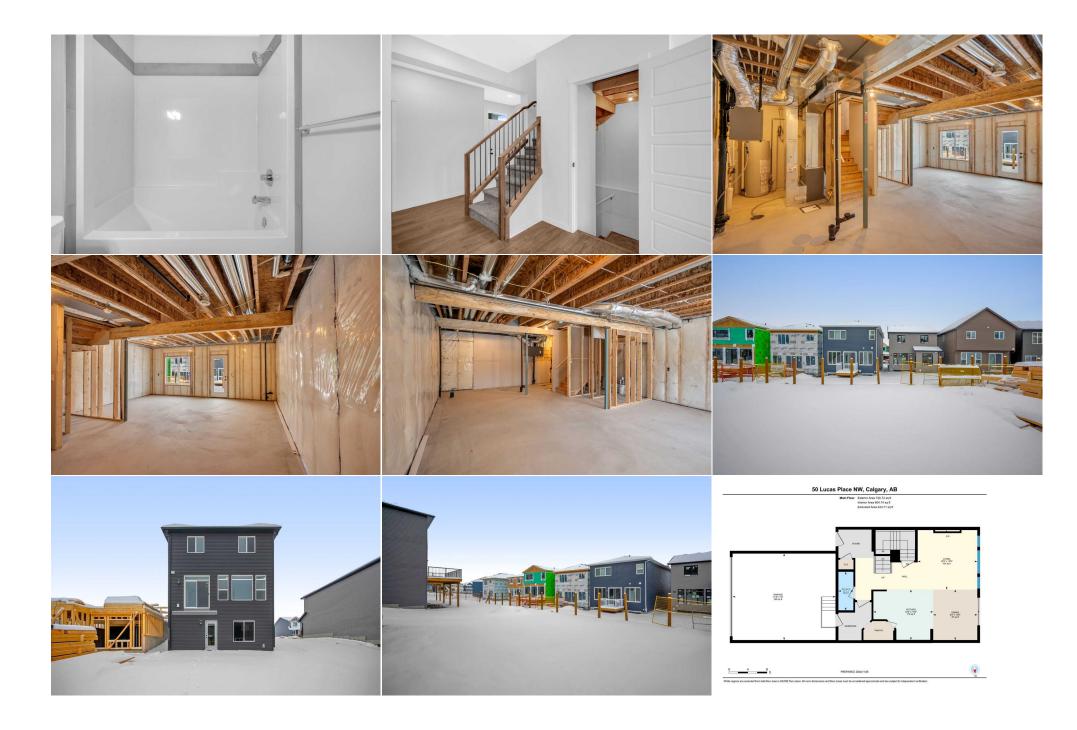












50 Lucas Place NW, Calgary, AB

Upper Floor Exterior Area 1114.50 sq ft Interior Area 1029.12 sq ft



