



THE
A-TEAM

**RE/MAX
FIRST**

144 LUCAS Street, Calgary T3P 1R6

MLS®#: **A2181916**

Area: **Livingston**

Listing Date: **12/03/24**

List Price: **\$689,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,802**
Low Sqft:
Ttl Sqft: **1,802**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Oven,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Kitchen	Main	8`7" x 18`1"
Dining Room	Main	10`4" x 11`2"	Pantry	Main	4`5" x 4`3"
Living Room	Main	12`9" x 11`1"	Mud Room	Main	5`8" x 9`4"
Den	Main	11`0" x 12`2"	Entrance	Main	5`4" x 6`6"
Walk-In Closet	Upper	6`6" x 8`6"	Bonus Room	Upper	10`1" x 9`6"
4pc Bathroom	Upper	8`5" x 4`11"	Laundry	Upper	5`0" x 6`4"
Bedroom	Upper	9`3" x 9`7"	Bedroom	Upper	9`3" x 10`3"

4pc Ensuite bath	Upper	8`6" x 8`5"	Bedroom - Primary	Upper	12`1" x 12`3"
Storage	Basement	5`5" x 3`3"	Bedroom	Basement	9`11" x 10`1"
4pc Bathroom	Basement	4`11" x 8`4"	Laundry	Basement	3`0" x 3`4"
Family Room	Basement	14`1" x 11`3"	Dining Room	Basement	11`5" x 9`3"
Kitchen	Basement	7`10" x 11`1"	Furnace/Utility Room	Basement	17`9" x 7`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2011345**

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant and family-friendly community of Livingston, Northwest Calgary! This stunning single-family home with a total finished area of 2,617.8 square feet offers the perfect blend of modern elegance and practical functionality, designed to suit families of all sizes. Step inside to discover the gorgeous main floor complete with a den, perfect for a home office or playroom. The main level also boasts a convenient powder room, a gorgeous living room with ample natural light, and a big kitchen that is a chef's delight, complete with premium finishes, stainless steel appliances, and a large island perfect for entertaining. Upstairs, three private bedrooms include a luxurious primary bedroom with a 4-pc ensuite, and two more generously sized bedrooms sharing a full bath. The upper floor is also complete with a bonus room ideal for family movie nights, a kids' play area, or a cozy retreat for relaxation. Downstairs, the fully finished legal basement suite is a standout feature, offering excellent rental potential or space for extended family. It includes its own kitchen and dining area, a 4-piece bathroom, a spacious bedroom, and a cozy family room, and its own entrance - making it a complete, self-contained suite. Livingston is a master-planned community celebrated for its exceptional amenities and connected lifestyle. Residents enjoy access to the state-of-the-art Livingston Hub, complete with a community center, sports facilities, and year-round events. The neighborhood also features parks, pathways, and convenient proximity to schools, shopping, and transit - making it ideal for both homeowners and renters. This is your chance to enjoy the best of both worlds: live comfortably upstairs while renting out the basement for additional income. Whether you're looking to invest or settle into your forever home, this property checks all the boxes. Don't miss this incredible opportunity - schedule your private showing today!**

Inclusions: **Appliances in the Basement - Refrigerator, Stove with Oven, Washer/Dryer, Microwave**
 Property Listed By: **CIR Realty**

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













