



THE
A-TEAM

**RE/MAX
FIRST**

193 LUCAS Place, Calgary T3P 2E6

MLS®#: **A2181957**

Area: **Livingston**

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

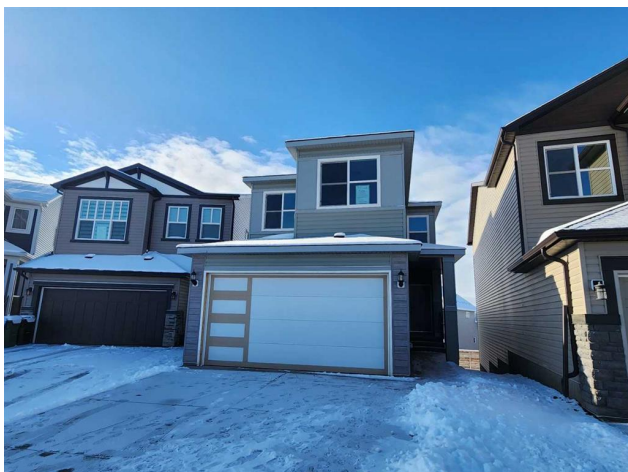
List Price: **\$869,900**

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: **3,713 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,348**
Low Sqft:
Ttl Sqft: **2,348**

DOM

50
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Pie Shaped Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 9`7"	2pc Bathroom	Main	5`1" x 5`4"
Mud Room	Main	3`11" x 12`0"	Kitchen	Main	18`3" x 15`3"
Dining Room	Main	10`0" x 13`1"	Living Room	Main	12`5" x 13`1"
Den	Main	7`11" x 11`10"	Pantry	Main	1`11" x 4`1"
Balcony	Main	13`5" x 9`8"	Bedroom - Primary	Upper	11`11" x 13`3"

**5pc Ensuite bath
Bedroom
Laundry
Bonus Room
Bedroom**

**Upper
Upper
Upper
Upper
Upper**

**10`7" x 10`7"
9`7" x 12`2"
9`4" x 5`5"
18`8" x 10`4"
9`5" x 12`5"**

**Walk-In Closet
Walk-In Closet
5pc Bathroom
Bedroom
Walk-In Closet**

**Upper
Upper
Upper
Upper
Upper**

**10`7" x 4`9"
4`5" x 4`7"
9`4" x 6`4"
9`4" x 11`2"
4`6" x 4`10"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

Remarks

Pub Rmks:

Walk out, brand new, and with beautiful view, welcome to this single family home in the NW side of the Livingston. It features 2348 sqft, 4 bedrooms up and 1 bedroom on the main floor, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, functional laundry room with shelves, and stairs with a window. Main floor with large foyer, large living room with lots of windows, spacious kitchen and dining area, sliding door to large deck with BBQ gas hook up. And large walk out basement with bathroom rough in. It closes to playground, shopping, and easy access to major roads. ** 193 Lucas Place NW **

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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







