



THE
A-TEAM

**RE/MAX
FIRST**

26 LUCAS Terrace, Calgary T3P 1P9

MLS®#: **A2182836** Area: **Livingston** Listing Date: **12/10/24** List Price: **\$760,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,605 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,130**
 Low Sqft:
 Ttl Sqft: **2,130**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	11`5" x 14`4"
Kitchen	Main	11`4" x 16`1"	Living Room	Main	13`10" x 8`0"
Mud Room	Main	8`7" x 7`5"	4pc Bathroom	Upper	4`10" x 10`1"
5pc Bathroom	Upper	9`9" x 11`9"	Bedroom	Upper	10`7" x 11`6"
Bedroom	Upper	9`9" x 11`2"	Family Room	Upper	15`11" x 14`0"

Laundry	Upper	8`8" x 6`4"	Bedroom - Primary Legal/Tax/Financial	Upper	12`5" x 17`3"
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Title: Fee Simple	Zoning: R-G
Legal Desc: 1912309	Remarks

Pub Rmks: **Welcome to this beautiful 3-bedroom, 2.5-bathroom home, featuring a faux lawn in the front yard and a spacious 9-foot basement, with matching heights throughout the main and upper levels. As you step inside, you are greeted by luxurious vinyl flooring that extends seamlessly throughout the entire home. The kitchen is a chef's dream, offering sleek quartz countertops, a built-in microwave, dishwasher, refrigerator, and a gas cooktop. Ample cabinet space provides extra storage, and the island in the kitchen offers additional counter space, complemented by a newly replaced faucet and a silgranite sink. The open floor plan effortlessly connects the kitchen, dining room, and living room, creating an inviting space for family gatherings or entertaining. The dining room is generously sized and features a stunning light fixture that enhances the room's charm. The living room is perfect for cozy indoor family nights, with a large window that allows natural light to flood the space, keeping the atmosphere bright and airy. Upstairs, you'll find a cozy family room ideal for relaxing evenings or casual get-togethers. The two secondary bedrooms are spacious and versatile, offering the option to be used as bedrooms, home offices, or extra storage. A 4-piece bathroom with quartz countertops adds convenience to this level. The primary suite is a true retreat, with three large windows allowing for plenty of natural light. The attached 5-piece ensuite bathroom features quartz countertops and luxurious vinyl plank flooring. Heading to the unfinished basement you will see your SIDE-DOOR ENTRANCE. The basement offers endless potential, providing a blank canvas for creating your dream space, whether it's a recreation room, home gym, playroom, or office. Located in the desirable Livingston community, this home is just minutes away from downtown Calgary, offering easy access to shops, restaurants, and local amenities. Enjoy scenic walking paths around the pond, biking trails, and nearby schools. With Deerfoot Trail just a short distance away, commuting has never been easier. Don't miss out on this incredible opportunity to make this home yours. Book your showing today through the ShowingTime app!**

Inclusions: **None**
Property Listed By: **eXp Realty**

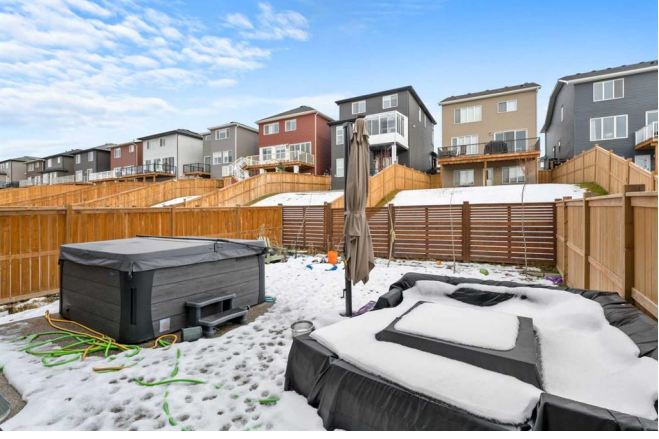
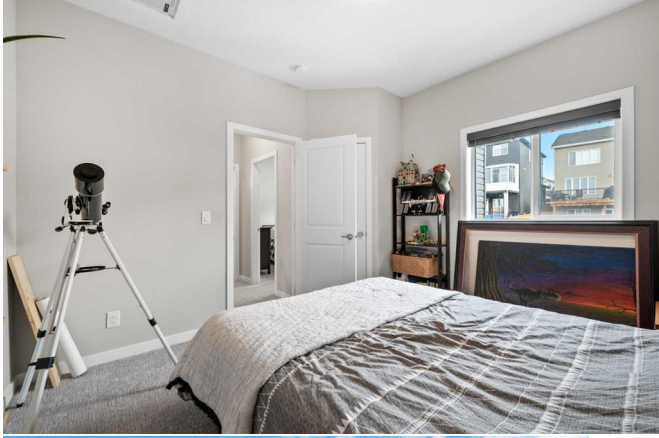
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

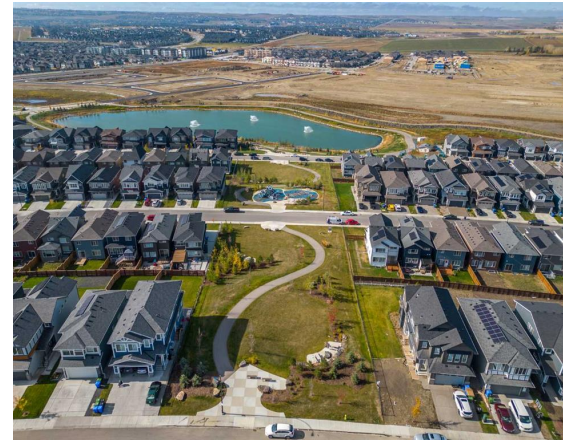
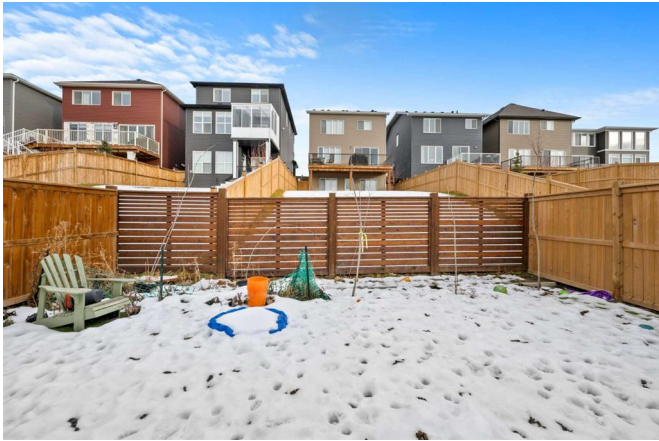












26 Lucas Terrace NW, Calgary, AB

Math Floor: Exterior Area 312.27 sq ft
 Interior Area 831.03 sq ft
 Excluded Area 387.60 sq ft



PREPARED: 2024/12/08



Where regions are excluded from total floor area in EXCER, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

26 Lucas Terrace NW, Calgary, AB

1st Floor Exterior Area 1217.41 sq ft
Interior Area 1123.00 sq ft
Excluded Area 10.17 sq ft



PREPARED: 2024/12/08



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