



THE
A-TEAM

**RE/MAX
FIRST**

58 LUCAS Cove, Calgary T3P 1M4

MLS®#: **A2183395**

Area: **Livingston**

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

List Price: **\$1,460,000**

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: **8,299 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **4,794**
Low Sqft:
Ttl Sqft: **4,794**

DOM

51
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **None**
Int Feat: **High Ceilings,Kitchen Island,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	12`5" x 16`3"
Dining Room	Main	11`2" x 12`7"
Spice Kitchen	Main	7`8" x 8`0"
Office	Main	7`11" x 11`6"
Bedroom	Main	9`11" x 14`2"
Mud Room	Main	4`11" x 13`3"
Bedroom - Primary	Upper	15`8" x 15`11"

Room	Level	Dimensions
Bonus Room	Main	11`3" x 12`9"
Kitchen	Main	13`7" x 14`10"
Breakfast Nook	Main	11`7" x 12`0"
Living Room	Main	15`0" x 18`5"
Laundry	Main	6`7" x 8`4"
Bonus Room	Upper	11`6" x 14`9"
Other	Upper	11`8" x 11`11"

Bedroom
Bedroom
3pc Bathroom
5pc Ensuite bath

Upper
Upper
Main
Upper

8`9" x 10`0"
12`7" x 15`8"

Bedroom
Other
4pc Bathroom
3pc Bathroom

Upper
Upper
Upper
Upper

12`1" x 13`9"
5`10" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910899

Zoning:
R-G

Remarks

Pub Rmks:

Introducing an Exceptional Luxury Residence in the Prestigious Livingston Community, this custom-built home spans Over 4,700 square feet and offers SIX spacious bedrooms, 2 of which are PRIMARY BEDROOMS Complete With Ensuites and FOUR elegantly appointed bathrooms. This property harmonizes Sophisticated Design with everyday functionality, offering an Unparalleled Living Experience. Upon entry, you are Greeted by a Grand Foyer that leads to an Expansive Layout; A Formal Living Room Greeted You With Stunning Archways And Big, Bright Windows, A Separate Formal Dining Room, Again Welcomed With Archways and Bright With Large Windows. The main floor offers a Bedroom/Flex Room, 3 Pc Bathroom, Laundry and IMPRESSIVE SHOW KITCHEN. Complete With Custom Woodwork and Attention To Detail, This Kitchen is A Chef Or Home Cooks DREAM KITCHEN With An OVERSIZED CENTRE ISLAND, Ample Storage and Seating Space PLUS STORAGE and Walk-In Pantry. Off the Main Kitchen Is A Fully-Equipped Spice Kitchen With Access To The Backyard. There is also a Generous, BRIGHT Breakfast Nook, Flex Room. Wandering Up The Impressive, Statement Staircase, You Will Find 5 Well-Appointed Bedrooms Including 2 PRIMARY SUITES With Large Ensuites, Sitting Areas And WALK-IN CLOSETS. There is Even A BONUS ROOM! The Unfinished Basement, already roughed in with a Walk-Up design and Separate Entry Man-Door, presenting an Exciting Opportunity for further customization and Large Windows inviting an Abundance of Natural Light. This is a Meticulously Crafted Luxury Home, perfectly situated in the Sought-After Livingston community. With its Custom Features, Generous Living Spaces, and Numerous Upgrades, this home Exemplifies Refined Living at its Finest. Welcome Home To Luxury at Livingston.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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







