



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 LUCAS Terrace, Calgary T3P1P9**

MLS®#: **A2184422**      Area: **Livingston**      Listing Date: **12/23/24**      List Price: **\$839,999**  
 Status: **Active**      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: **3,379 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,317**  
 Low Sqft:  
 Ttl Sqft: **2,317**

DOM

**29**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Tankless Water Heater, Washer/Dryer**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	9`6" x 10`7"	Mud Room	Main	7`5" x 7`6"
2pc Bathroom	Main	4`10" x 5`3"	Kitchen	Main	14`0" x 18`10"
Dining Room	Main	10`0" x 9`11"	Living Room	Main	14`1" x 13`0"
Bedroom	Second	15`1" x 9`1"	Bedroom	Second	15`6" x 9`11"
Family Room	Second	12`2" x 11`6"	4pc Bathroom	Second	8`8" x 6`5"
Laundry	Second	6`0" x 5`10"	Walk-In Closet	Second	11`4" x 11`6"
Bedroom - Primary	Second	14`3" x 12`11"	5pc Ensuite bath	Second	13`9" x 11`6"

**Game Room  
Bedroom**

**Lower  
Lower**

**14`8" x 21`9"  
9`11" x 11`10"**

**Furnace/Utility Room  
4pc Bathroom**  
Legal/Tax/Financial

**Lower  
Lower**

**17`4" x 9`8"  
5`11" x 9`7"**

Title:  
**Fee Simple**  
Legal Desc:

**2012030**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**OVER 3200 SQFT LIVING SPACE | WELL-MAINTAINED JAYMAN BUILT HOME | SOLAR PANELS | CENTRALIZED AC | ELECTRIC CHARGING PLUG | CLOSE TO POND & PARK | FLEX ROOM | 1 BONUS ROOM | FIREPLACE | GLASS RAILING | LUXURY VINYL PLANK FLOORING | 5PC MASTER ENSUITE | LONG KITCHEN CENTRAL ISLAND | FINISHED BASEMENT. This Beautiful Home Located on a Quiet Street in the Heart of livingston. Upon entry, you are greeted with a nice entry with a closet, 9ft ceilings and beautiful luxury vinyl plank flooring throughout leading you to an Open Concept Kitchen and a Living room with loads of Natural Light, a 2PC Bathroom and a flex room well located close to the entrance. The kitchen has Large Upgraded Quartz Center Island, an Abundance of white Sleek Cabinetry ,Built-In Stainless Steel Appliances, 5 burner gas cooktop, Upgraded Backsplash and a built-in Microwave and a oven ! Upstairs, you'll find 3 spacious bedrooms, bathrooms and laundry space, along with a 5-piece master suite including a walk-in closet. There's also a spacious recreation room in the basement for movie nights along with 1 bedroom and a 4pc bath. This exquisite home comes with a myriad of upgrades including remote controlled blinds on Main, LED pot lights, knock-down ceiling and modern lighting fixtures! Disclosure: Some of the pictures in the listing has been virtually staged.**

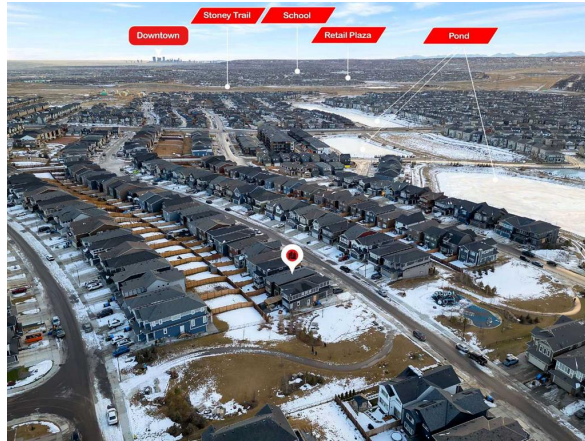
Inclusions:  
Property Listed By:

**Solar panels, Exercise equipment in the basement  
PREP Realty**

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







**144 Lucas Terrace NW, Calgary, AB**

Main Building Total Exterior Area Above Grade 2317.19 sq ft



Main Floor  
Exterior Area 1072.86 sq ft

1st Floor  
Exterior Area 126.28 sq ft

Basement (Below Grade)  
Exterior Area 918.05 sq ft

PREPARED: 2024/10/21  
E|GUIDE







