



THE
A-TEAM

**RE/MAX
FIRST**

43 LUCAS Way, Calgary T4B3P5

MLS®#: **A2184553**

Area: **Livingston**

Listing Date: **12/28/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,281**

Low Sqft:

Ttl Sqft: **1,281**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

7

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Stove(s)

Int Feat:

Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 15`3"	Kitchen	Main	12`0" x 12`8"
Dining Room	Main	8`8" x 11`9"	2pc Bathroom	Main	5`3" x 7`3"
Bedroom - Primary	Upper	10`6" x 11`6"	4pc Ensuite bath	Upper	8`5" x 7`10"
Bedroom	Upper	8`8" x 9`5"	Bedroom	Upper	8`8" x 11`9"
4pc Bathroom	Upper	4`11" x 8`7"	Game Room	Basement	10`5" x 14`4"
Furnace/Utility Room	Basement	6`3" x 3`5"			

Legal/Tax/Financial

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2312249**

Remarks

Pub Rmks: **BRAND NEW AND LOADED WITH NUMEROUS BUILDER UPGRADES! 3 BEDS (PLUS FLEX ROOM), 2.5 BATHS, FULL SIZED DOUBLE ATTACHED, AND READY FOR QUICK POSSESSION. As you enter this open concept and functionally laid out home you will be greeted with contemporary finishings throughout. High ceilings fitted with upgraded recessed lighting, numerous large windows that fill the space with natural light, all accented by the wide plank moderns flooring throughout the main floor. The kitchen is perfect for the chef in the family featuring upgraded ceiling height cabinetry, upgraded oversized island with a thick stone waterfall counter, upgraded lighting, granite sink...all opening on to the dedicated dining area and spacious family room. The main floor also provides a private patio space with glass railings and natural gas line, Head upstairs and enter primary bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite bathroom. There are 2 additional spacious bedrooms, another full bath, and laundry room that complete this level. The basement is fully developed as a flex room that could easily be used as a 4th bedroom or perfect for a home office. This level also provides direct access to your full sized double attached garage. Roughed in for AC, full builders warranty, and so much more all in a great complex and location with quick access to amenities and the ring road.**

Inclusions:
Property Listed By: **N/A**
The Real Estate District

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











