

495 LUCAS Boulevard, Calgary T3P 2C9

MLS® #: **A2185182** Area: **Livingston** Listing Date: **01/03/25** List Price: **\$699,900**
 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: **2,873 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Views**
 Park Feat: **Off Street,Parking Pad**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

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,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,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 6`0"	Living Room	Main	14`11" x 12`11"
Dining Room	Main	11`9" x 14`0"	Kitchen	Main	16`4" x 12`4"
Den	Main	4`11" x 5`7"	Pantry	Main	2`7" x 2`5"
Mud Room	Main	7`8" x 5`5"	2pc Bathroom	Main	4`11" x 5`0"
Balcony	Main	9`7" x 9`2"	4pc Bathroom	Upper	9`1" x 4`11"

Bedroom Upper 12`1" x 9`5"
Laundry Upper 9`1" x 5`5"
5pc Ensuite bath Upper 11`8" x 5`9"
Foyer Upper 7`2" x 5`3"

Bedroom Upper 14`6" x 9`1"
Bedroom - Primary Upper 13`1" x 12`10"
Walk-In Closet Upper 9`2" x 4`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311041**

Zoning: **R-G**

Remarks

Pub Rmks: **Brand new, walk out, and upgraded, welcome to this 1749 sqft single family home in NW side of Livingston. It features 9 feet ceiling and LVP flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, higher upper kitchen cabinets, built in microwave oven and chimney hood fan, stainless steel appliances, knock down ceiling, and wrought iron spindle railings on the stairs. Upper floor has 3 good size bedrooms, master bedroom with beautiful mountain view, ensuite with double vanity sinks and separated shower, large walk in closet, functional laundry room with lots of shelving storage spaces. Main floor with large and sunny living room, computer room/den, spacious dining area, large kitchen with window, mud room with seating bench and coat hooks, and large deck with views. Basement is walk out, with big windows and bathroom rough in. It closes to playground, shopping, shopping, future school, and easy access to major roads. ** 495 Lucas Blvd NW ****

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

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













