



THE
A-TEAM

**RE/MAX
FIRST**

86 LUCAS Place, Calgary T3P 2E5

MLS® #: **A2185344** Area: **Livingston** Listing Date: **01/04/25** List Price: **\$916,900**
 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: **3,918 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,347**
 Low Sqft:
 Ttl Sqft: **2,347**

DOM

49
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),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,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 9`8"	2pc Bathroom	Main	5`1" x 5`4"
Mud Room	Main	3`10" x 12`0"	Kitchen	Main	18`3" x 15`3"
Pantry	Main	2`0" x 4`0"	Living Room	Main	12`6" x 13`1"
Den	Main	7`11" x 11`9"	Dining Room	Main	10`0" x 13`1"
Balcony	Main	13`5" x 9`5"	5pc Ensuite bath	Upper	10`8" x 10`7"

Walk-In Closet	Upper	10`8" x 4`9"	Bedroom	Upper	9`6" x 12`2"
Walk-In Closet	Upper	4`5" x 5`2"	Laundry	Upper	9`4" x 5`5"
5pc Bathroom	Upper	9`5" x 6`4"	Bedroom - Primary	Upper	11`11" x 13`3"
Bonus Room	Upper	18`8" x 10`4"	Bedroom	Upper	9`4" x 11`2"
Bedroom	Upper	9`6" x 11`10"	Walk-In Closet	Upper	4`5" x 4`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2311424**

Remarks

Pub Rmks: **On a conventional lot, walk out, and with beautiful view, welcome to this brand new single family home in the NW side of the Livingston. It features 2347 sqft, 4 bedrooms up and 1 bedroom/den on the main floor, electric fireplace, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, functional laundry room with shelves, and stairs with a window. Main floor with large foyer, large living room with lots of windows, spacious kitchen and dining area, sliding door to large deck with BBQ gas hook up, large mud room, and double attached garage. Large walk out basement with bathroom rough in and large windows. It closes to playground, shopping, and easy access to major roads. ** 86 Lucas Place 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

















