



THE
A-TEAM

**RE/MAX
FIRST**

45 LUCAS Way, Calgary T3P 2C7

MLS®#: **A2185566**

Area: **Livingston**

Listing Date: **01/06/25**

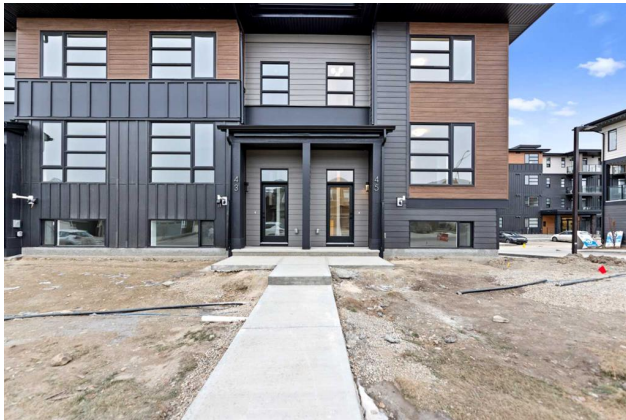
List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape,Other**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,416**
Low Sqft:
Ttl Sqft: **1,416**

DOM

26

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board,See Remarks,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`11"
Dining Room	Main	11`9" x 9`11"
Bedroom	Second	13`2" x 9`4"
Bedroom	Basement	11`4" x 10`3"
4pc Bathroom	Second	7`8" x 5`4"
Balcony	Main	8`11" x 6`8"

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`5"
Bedroom - Primary	Second	12`10" x 11`11"
Bedroom	Second	10`7" x 9`5"
3pc Ensuite bath	Second	9`0" x 6`2"
2pc Bathroom	Main	4`11" x 4`4"

Legal/Tax/Financial

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2312249**

Remarks

Pub Rmks: **Here's a fabulous opportunity for you to own this one of a kind very spacious and bright corner unit with double attached garage. Builder size is 1,643 sq ft. There are many large windows with an abundance of natural lights shining into the entire home, creating a bright and inviting atmosphere. The lovely gourmet kitchen with an upgraded island is everyone's dream. Plenty of cabinetry space. Pot lights in the kitchen as well as in the dining area giving the rooms a polished and modern appearance. Step outside to your private balcony complete with a gas hookup for a BBQ. Perfect for entertaining and enjoying outdoor dining. There are 3 large bedrooms on the upper level. The master bedroom includes a beautiful walk-in shower. The basement is developed with another bedroom or home office. Logel Homes is a quality builder with Hardie Board sidings. You'll never have to worry about hail damages. This beautiful home with its thoughtful design finishes offers an exceptional living experience. Book your showings today. Seeing is Believing.....Shows 10/10 :)**

Inclusions:
Property Listed By: **N/A**
Grand Realty

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



