



208 LUCAS Place, Calgary T3P 2E6

MLS®#: **A2186727** Area: **Livingston** Listing Date: **01/10/25** List Price: **\$639,900**
 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: **2,615 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

11
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 4`5"	Dining Room	Main	12`5" x 5`10"
Living Room	Main	7`3" x 12`5"	Kitchen With Eating Area	Main	14`3" x 12`4"
Laundry	Main	3`9" x 3`7"	Entrance	Main	3`10" x 3`2"
Mud Room	Main	3`10" x 6`2"	Bedroom	Main	8`5" x 9`4"
4pc Bathroom	Main	7`10" x 4`11"	Bedroom - Primary	Main	10`10" x 9`6"
4pc Ensuite bath	Main	6`5" x 8`3"	Family Room	Basement	24`1" x 11`9"
Storage	Basement	3`2" x 16`8"	Bedroom	Basement	10`11" x 9`8"

4pc Bathroom
Other

Basement
Basement

8`1" x 4`11"
6`2" x 15`1"

Bedroom

Basement

11`11" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

Remarks

Pub Rmks: **Brand new bungalow in the NW side of Livingston. It features finished basement with side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and LVP floor in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, and 1 full bathroom. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. ** 208 Lucas Place NW ****

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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









