



THE
A-TEAM

**RE/MAX
FIRST**

142 LUCAS Place, Calgary T3P2E5

MLS®#: **A2187048**

Area: **Livingston**

Listing Date: **01/14/25**

List Price: **\$929,900**

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: **3,369 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached, Driveway, Garage Faces Front**

DOM

7

Layout

Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked**
Int Feat: **Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5' 4" x 11' 10"
Foyer	Main	6' 4" x 9' 6"
Living Room	Main	14' 8" x 13' 6"
Bedroom	Main	7' 9" x 11' 10"
5pc Ensuite bath	Upper	10' 8" x 10' 7"
Bedroom	Upper	9' 6" x 12' 2"
Laundry	Upper	9' 3" x 5' 1"

Room	Level	Dimensions
Dining Room	Main	7' 9" x 13' 6"
Kitchen	Main	18' 4" x 15' 7"
Mud Room	Main	5' 5" x 9' 8"
5pc Bathroom	Upper	9' 3" x 9' 1"
Bedroom	Upper	9' 6" x 14' 2"
Bonus Room	Upper	18' 11" x 12' 10"
Bedroom - Primary	Upper	12' 0" x 13' 4"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement

10`8" x 4`3"
9`0" x 12`4"
12`0" x 6`7"
7`11" x 11`5"

4pc Bathroom
Bedroom
Living/Dining Room Combination

Basement
Basement
Basement

8`9" x 4`11"
12`3" x 8`8"
13`4" x 19`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this exceptional 6-bedroom, 4-bathroom Double Front Garage home with Secondary Suite located in the sought-after Livingston community, offering both style and functionality for modern living. The main floor is thoughtfully designed with a versatile bedroom and a full bathroom featuring a beautifully tiled shower. The open-concept layout boasts elegant LVP flooring throughout, a spacious mudroom, and a gourmet kitchen with a large island, full-height cabinetry, stainless steel appliances—including a gas range, built-in microwave, and a full-sized refrigerator. The expansive living room and dining area are complemented by large windows and a sliding patio door, filling the space with natural light and offering easy access to the outdoor living area. Upstairs, the luxurious master suite features a generous 5-piece ensuite with dual vanity, separate tub and shower, and a walk-in closet, providing a true retreat. A well-designed bonus room offers ample space for family gatherings, a home office, or a play area, while two additional large bedrooms share a rare 5-piece bathroom with a dual sink and a tub-shower combo with a separate toilet area for added privacy. For convenience, the laundry room is also located on the second floor. The fully developed basement includes a legal secondary suite, perfect for rental income or multi-generational living, featuring 2 bedrooms, a full bathroom, a large living and dining area, and a tucked-away kitchen. This home is equipped with upgraded mechanical systems, including a 200 AMP panel and a high-performance, energy-efficient gradient 2-in-1 furnace and tankless hot water heater, ensuring stable temperatures and significant energy savings. The Livingston community itself offers an impressive range of amenities, including a 35,000 square foot HOA with a tennis court, skating rink, basketball court, kids' splash park, playground, indoor gymnasium, and a commercial kitchen with a gathering room, making it a truly family-friendly and active neighborhood. With easy access to both Stoney Trail and Deerfoot Trail, you're just minutes away from all the conveniences Calgary has to offer. This home is an ideal choice for those looking for space, style, and community living.

Inclusions:
Property Listed By:

Refrigerator in Basement, Dishwasher in Basement
Royal LePage Solutions

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











