



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 LUCAS Terrace, Calgary T3P 1P9**

MLS®#: **A2187657**      Area: **Livingston**      Listing Date: **01/16/25**      List Price: **\$749,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **3,605 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,130**  
 Low Sqft:  
 Ttl Sqft: **2,130**

DOM  
**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	11`5" x 14`4"
Kitchen	Main	11`4" x 16`1"	Living Room	Main	13`10" x 8`0"
Mud Room	Main	8`7" x 7`5"	4pc Bathroom	Upper	4`10" x 10`1"
5pc Bathroom	Upper	9`9" x 11`9"	Bedroom	Upper	10`7" x 11`6"

<b>Bedroom</b>	<b>Upper</b>	<b>9'9" x 11'2"</b>	<b>Family Room</b>	<b>Upper</b>	<b>15'11" x 14'0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8'8" x 6'4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12'5" x 17'3"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Legal Desc: **1912309**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 2.5-bathroom home, complete with a LOW MAINTENANCE FAUX LAWN in the front yard and a spacious 9-FOOT BASEMENT, matching the ceiling heights on the main and upper levels. Step inside to discover luxurious vinyl flooring that flows seamlessly throughout the entire home, creating a cohesive and modern aesthetic. The kitchen is a chef's delight, boasting sleek quartz countertops, a gas cooktop, a built-in microwave, dishwasher, and refrigerator. An abundance of cabinets provides ample storage, while the kitchen island offers additional workspace, enhanced by a NEWLY UPDATED FAUCET and a durable silgranit sink. The open-concept layout effortlessly connects the kitchen, dining area, and living room, making it the perfect space for hosting or everyday family life. The dining room features a stylish light fixture and plenty of space for gatherings, while the living room is bright and inviting, thanks to a large window that bathes the space in natural light. Upstairs, a cozy family room provides a relaxing retreat for casual evenings or entertaining. Two generously sized secondary bedrooms offer versatility as guest rooms, home offices, or storage spaces. A 4-piece bathroom with quartz countertops adds convenience to this level. The primary suite is a private sanctuary, featuring three large windows that flood the room with natural light. The attached 5-piece ensuite bathroom includes quartz countertops and luxurious vinyl plank flooring, providing both style and comfort. The unfinished basement, accessible via a convenient side-door entrance, offers unlimited potential to create your dream space. Whether you envision a home gym, recreation room, playroom, or office, the possibilities are endless. Located in the sought-after Livingston community, this home is just minutes from downtown Calgary, with easy access to shops, restaurants, and local amenities. Enjoy scenic walking paths around the pond, biking trails, and nearby schools. With Deerfoot Trail close by, commuting is a breeze. Don't miss your chance to call this incredible property home. Book your showing today through the ShowingTime app!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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























26 Lucas Terrace NW, Calgary, AB

1st Floor Exterior Area 1217.41 sq ft  
Interior Area 1123.00 sq ft  
Excluded Area 10.17 sq ft



PREPARED: 2024/12/08



While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.