

26 LUCAS Terrace, Calgary T3P 1P9

A2187657 01/16/25 List Price: **\$749,000** MLS®#: Area: Livingston Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2020 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,605 sqft

2,130

2,130

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

6

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Back Yard**

Park Feat: **Double Garage Attached**

Utilities and Features

Asphalt Shingle Roof:

Forced Air Heating:

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

Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Int Feat: **Utilities:**

Room Information

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

 Bedroom
 Upper
 9`9" x 11`2"
 Family Room
 Upper
 15`11" x 14`0"

 Laundry
 Upper
 8`8" x 6`4"
 Bedroom - Primary
 Upper
 12`5" x 17`3"

Title: Zoning: Fee Simple R-G

Legal Desc: **1912309**

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.

Inclusions: None
Property Listed By: eXp Realty

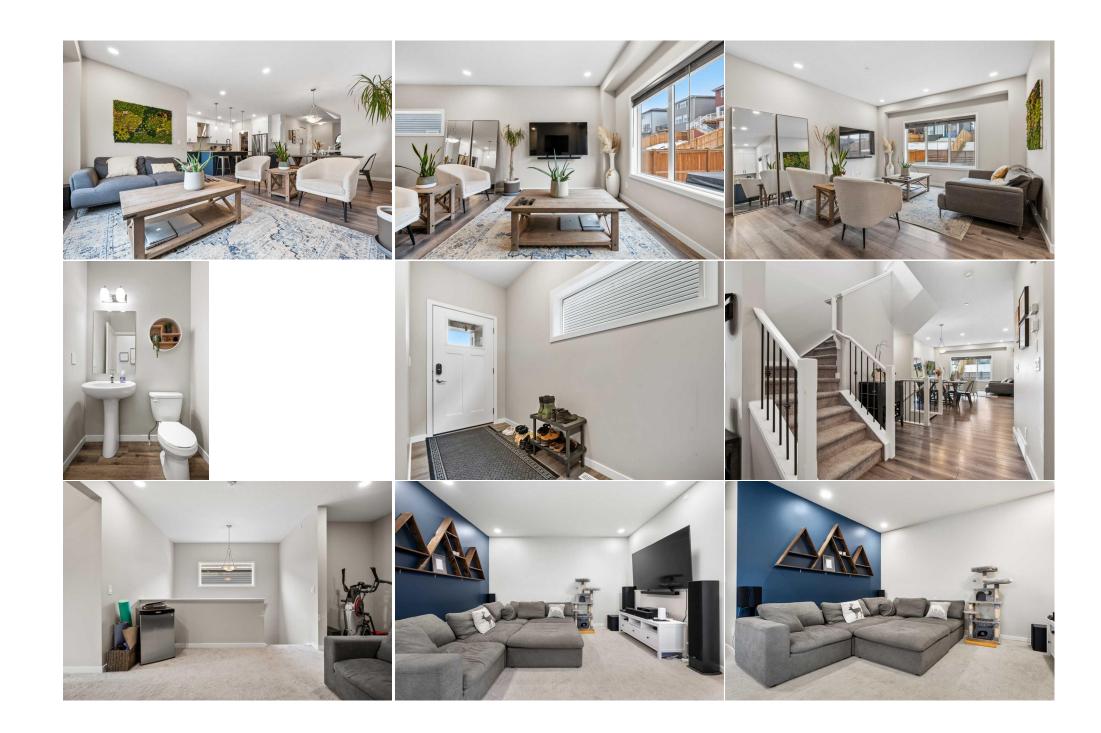
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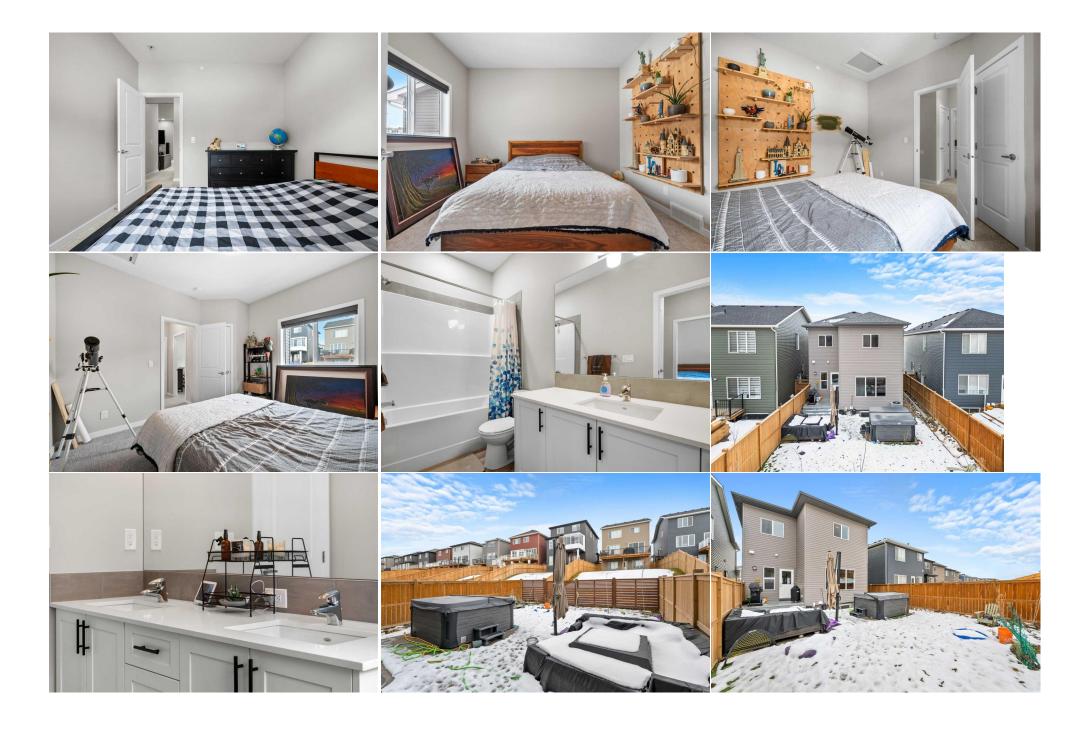






























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