



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**454 LUCAS Way, Calgary T3P 2E8**

MLS®#: **A2187954**

Area: **Livingston**

Listing Date: **01/16/25**

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: **4,144 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,603**  
Low Sqft:  
Ttl Sqft: **2,603**

DOM

**6**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Crown Molding,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Den	Main	10`6" x 11`9"
Pantry	Main	5`1" x 6`7"
Kitchen	Main	9`3" x 14`6"
Living Room	Main	16`9" x 13`0"
Bedroom	Upper	12`8" x 14`1"
Bedroom	Upper	10`1" x 10`8"

Room	Level	Dimensions
Foyer	Main	13`10" x 10`6"
Dining Room	Main	17`3" x 13`10"
Nook	Main	9`8" x 12`0"
2pc Bathroom	Main	5`3" x 4`11"
Walk-In Closet	Upper	4`1" x 5`8"
Bedroom	Upper	11`9" x 10`5"

<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 10`8"</b>	<b>Family Room</b>	<b>Upper</b>	<b>18`4" x 19`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`8" x 8`3"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 11`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`4" x 12`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>12`10" x 5`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`5" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 4`10"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>13`5" x 5`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>25`1" x 13`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 10`2"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2311041**

Zoning: **R-G**

Remarks

Pub Rmks: **\*\*OPEN HOUSE: SUNDAY (JAN 26) 2pm TO 4pm\*\*Do not miss this rare opportunity to own this stunning executive home in the Developing and most convenient community of Livingston NW. MAIN FEATURES: NEWLY BUILT 2,600 Sqft Plus Living Space On Main And Upper Floor | Builder & Alberta New Home Warranty | Double Attached Garage | 9' Ceiling On Main & Basement | Conventional Lot | Main Floor Den/Office | Plenty Of Windows | Very Bright House | 4 Bedrooms Upstairs With Walk In Closets | 2 Br LEGAL SUITE With Separate Entry. MAIN FLOOR: Welcoming with spacious foyer followed by Bright Den/Office with 2 windows & Dual French doors, Open concept floor plan with cozy living room having fully tiled decorative electric fireplace, Upgraded and Modern large kitchen, tons of upgrades, corner butler pantry area, pantry room and 2pc washroom finishes the level. UPGRADES: Dual Colour Cabinets in Kitchen | GAS STOVE WITH CHIMNEY HOOD FAN | Built in Micorwave | QUARTZ COUNTERTOPS EVERYWHERE | Pot Lights | Upgraded Lighting & Plumbing Fixtures | Washer & Dryer included for Basement & Upper Level | CENTRAL Air Conditioning | Designer Grade Finishes | LUXURY VINYL PLANK & TILE FLOORING | Wood Railing with Spindles. UPPER LEVEL: Upstairs you find centrally located expansive vaulted ceiling Bonus room, Laundry room with plenty of storage space, FOUR spacious bedrooms including a primary bedroom with 5 piece ensuite and walk in closets in every Bedroom and 4pc main bathroom. REVENUE GENERATOR BASEMENT LEGAL SUITE: 1,000 plus SqFt Basement Legal Suite is built by the builder and it has 2 good size Bedrooms, Upgraded Kitchen with high end Stainless Steel appliances, Living-Dining area, Separate Laundry, 4pc bathroom, large storage room and utility room with 2 Furnaces & 2 Hot Water Tanks. BACKAYRD: Oversized Deck with BBQ Gas line followed by decent partially fenced backyard makes it appealing for your outdoor family fun. Outdoor Concrete Driveway, Parging and other weather related work to be completed by the Builder during 2025 Summer. COMMUNITY: Livingston Community is the most popular community of Calgary due to: Famous 35,000 Sqft Livingston Hub that offers Skating Rink, Water Spray Park, Ping Pong Table, Gymnasium, Playground, Tennis court, Banquet Facility, Community Kitchen, Day cares space and many more. Community/Home is close to parks and playground with easy access to Stoney Trail, Deerfoot Trail, Nose Hill Park, Airdrie and Costco. Watch the 3D and video virtual tours and call your favourite REALTOR® today to book a private viewing!**  
 Inclusions: **Basement Appliances: Electric Stove, Refrigerator, Microwave Hood Fan, Dishwasher, Washer, Dryer**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

454 Lucas Way NW, Calgary, AB

Main Floor Exterior Area 1125.85 sq ft  
Interior Area 1127.40 sq ft  
Excluded Area 437.73 sq ft

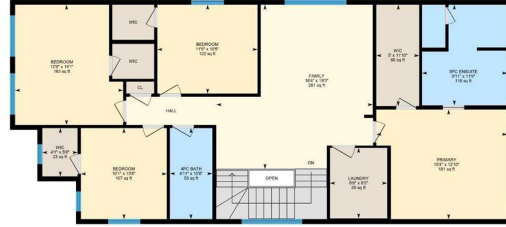


0 5 10  
PREPARED: 2025/1/14

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 1477.01 sq ft  
Interior Area 1376.36 sq ft  
Excluded Area 9.80 sq ft

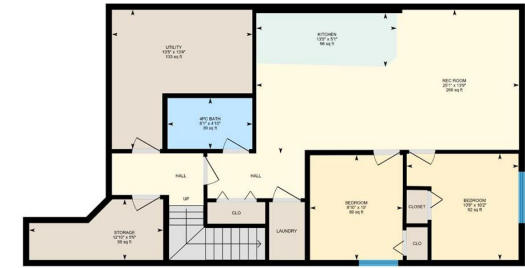


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Basement (Below Grade) Exterior Area 1039.61 sq ft  
Interior Area 954.08 sq ft



0 5 10  
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