



THE
A-TEAM

**RE/MAX
FIRST**

46 LUCAS Way, Calgary T4B 3P5

MLS® #: **A2188543** Area: **Livingston** Listing Date: **01/16/25** List Price: **\$825,000**
 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: **3,369 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,236**
 Low Sqft:
 Ttl Sqft: **2,236**

DOM

16
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Granite,Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	44`10" x 41`10"	Dining Room	Main	30`11" x 32`7"
Den	Main	37`9" x 28`9"	2pc Bathroom	Main	15`0" x 16`2"
Bedroom	Second	45`5" x 28`9"	Bedroom	Second	44`10" x 30`7"
Bedroom - Primary	Second	42`5" x 39`4"	5pc Ensuite bath	Second	34`5" x 32`0"
Bonus Room	Second	56`7" x 43`9"	4pc Bathroom	Second	38`0" x 17`3"

**Bedroom
Bedroom**

**Second
Basement**

**39`11" x 29`0"
35`10" x 39`11"**

4pc Bathroom

Basement

25`8" x 16`8"

Legal/Tax/Financial

Title:

Leasehold

Legal Desc:

Zoning:

R-G

1910899

Remarks

Pub Rmks:

***OPENHOUSE: Saturday Jan 25th, 4 - 6pm.* *Your Dream Home Awaits!* Step into this stunning 5-bedroom, 4-bath masterpiece by the renowned Excel Homes! With over 2,800 sq. ft. of thoughtfully designed living space, this home has it all. The heart of the home features a chef's kitchen with high-end stainless steel appliances, sleek upgrades, and plenty of room to cook, dine, and entertain in style. Need to work from home? The main floor office is perfect for productivity. When it's time to unwind, head upstairs to the cozy bonus room—a space to relax, play, or binge-watch your favorite series. The fully finished basement offers a 1-bedroom legal suite, ideal for extended family, rental income, or a private guest retreat. Being close to the Airport, it's a great spot for hosting an Airbnb. All of this sits within a beautifully crafted home, blending comfort, luxury, and functionality. Don't miss out on this one—it's not just a house; it's a lifestyle upgrade! Book your showing today, and prepare to fall in love.**

Inclusions:

Property Listed By:

N/A

eXp Realty

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











