



THE
A-TEAM

**RE/MAX
FIRST**

146 LUCAS Terrace, Calgary T3P1P9

MLS®#: **A2190260**

Area: **Livingston**

Listing Date: **01/27/25**

List Price: **\$980,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,388 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,307**
Low Sqft:
Ttl Sqft: **2,307**

DOM

6

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Zero Lot Line**
Park Feat: **Double Garage Attached,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`2" x 9`6"
Living Room	Main	13`0" x 14`3"
Dining Room	Main	10`0" x 10`4"
Mud Room	Main	
Bedroom	Second	9`1" x 15`0"
Bonus Room	Second	11`6" x 12`1"
5pc Ensuite bath	Second	11`5" x 13`10"

Room	Level	Dimensions
4pc Bathroom	Main	0`7" x 4`11"
Kitchen	Main	14`9" x 13`10"
Spice Kitchen	Main	
Bedroom - Primary	Second	12`10" x 14`2"
Bedroom	Second	9`0" x 15`6"
Walk-In Closet	Second	11`5" x 11`3"
4pc Bathroom	Second	6`4" x 8`7"

Living Room
Bedroom
Den
Furnace/Utility Room

Basement
Basement
Basement
Basement

11`0" x 18`0"
10`11" x 13`6"
11`4" x 9`6"
7`11" x 9`11"

Kitchen
Bedroom
4pc Bathroom

Basement
Basement
Basement

10`5" x 13`3"
10`11" x 13`6"
8`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012030

Zoning:
R-G

Remarks

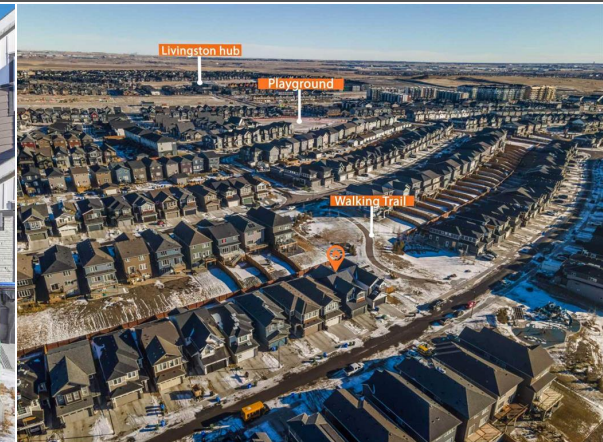
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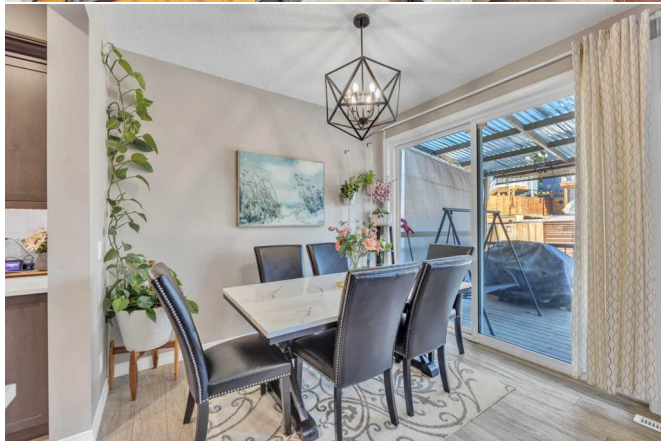
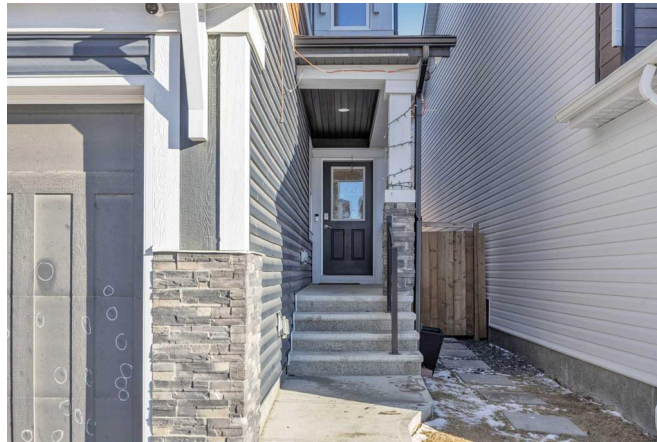
A Dream Home Awaits You...!!! If you have been searching for a Home that truly checks all the boxes, look no further! This gorgeous, JAYMAN 2021 Built Home features 2307 sq. ft. of above-grade living space plus fully developed Basement (illegal) with 2 bedroom + Den is situated in sought-after Livingston community. Designed for a modern family living, this home features 9 feet knock down ceiling on the main floor and Basement, Water Sprinklers and Solar panels. Upon entering, you're greeted by an inviting atmosphere, filled with natural light that floods every corner of the home. An open-concept living area includes a cozy living room with an electric fireplace, fine dining, and a spacious kitchen. This Chef's Kitchen is finished with Quartz countertops, Extended Kitchen Cabinets, upgraded stainless steel appliances with built in Microwave and Chimney hood fan. Centred in the kitchen is a large island with barstool seating to host family gatherings. To keep this kitchen sparkling, use the SPICE KITCHEN outfitted with a gas cooktop, range hood and plenty of cabinets and shelves for storage. The main floor also features bedroom with full washroom which provide a perfect space for guests or extended family members and also adds convenience for those working from home. Upstairs you will find a Primary Bedroom which is a true retreat featuring a luxurious ensuite bathroom with a double sink vanity, built-in storage, large glass-enclosed shower, tub and a huge walk-in closet. This level also boasts two additional bedrooms, a spacious laundry room, 3 piece bathroom and a bonus living area that can be adapted to your needs. Lower level comes with 2 bedroom + den illegal basement, that is accessible through a separate side entrance by the builder, offering incredible flexibility and additional living space. This level includes two generously sized bedrooms , den, full bathroom, kitchen, separate laundry and living room. This illegal suite provides endless possibilities. Very convenient location, easy access to Stoney Trail, Close to Livingston Hub, Grocery Stores (No frills, Mega Sanjha Punjab) and other amenities. Come and Schedule your private viewing today to see what this modern home and peaceful location offers, and make it yours for the value it provides.

Inclusions:
Property Listed By:

**2 washers, 2 dryers, 1 gas cooktop, 2 Stove, 1 chimney, 2 rangehood, 2 refrigerator, 1 Dishwasher, Built-in microwave, window blinds or curtains
Prep Ultra**

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

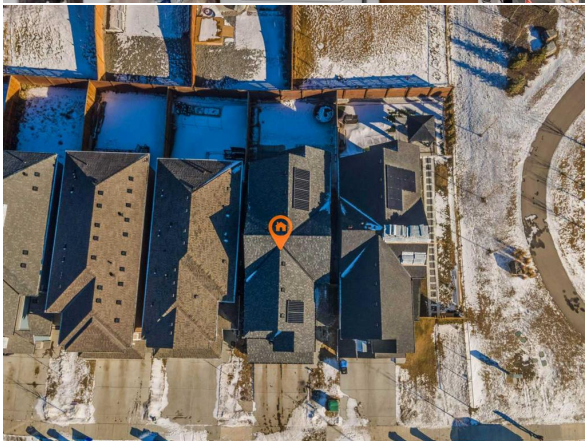
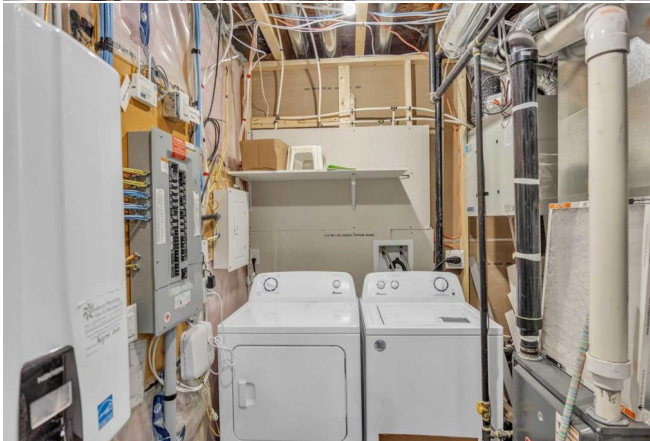












146 Lucas Terrace NW, Calgary, AB

Main Floor Exterior Area 1307.52 sq ft
Interior Area 631.51 sq ft
Excluded Area 437.05 sq ft



PREPARED: 2025/1/23



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.

146 Lucas Terrace NW, Calgary, AB

1st Floor Exterior Area 1200.13 sq ft
Interior Area 1200.89 sq ft
Excluded Area 23.39 sq ft



PREPARED: 2025/1/23



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.

146 Lucas Terrace NW, Calgary, AB

Basement (Below Grade) Exterior Area 937.25 sq ft
Interior Area 892.42 sq ft



PREPARED: 2020/1/23



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