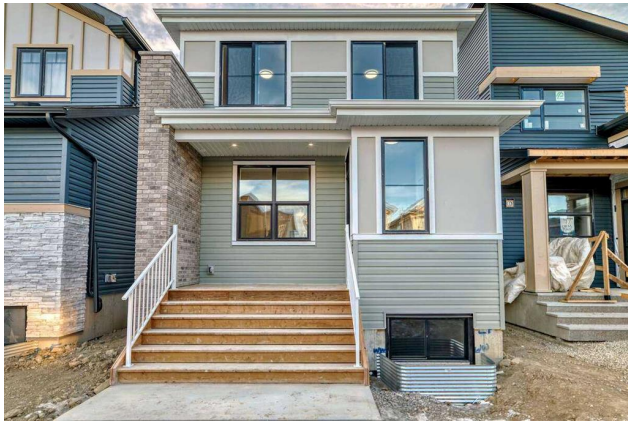


73 LUCAS Place, Calgary T3P 2E2

MLS®#: **A2190809** Area: **Livingston** Listing Date: **01/28/25** List Price: **\$724,914**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,734 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Street Lighting,Views**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,960**
 Low Sqft:
 Ttl Sqft: **1,960**

DOM
4
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Forced Air,Humidity Control,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Electric Cooktop,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Range Hood**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`0" x 6`11"	Living Room	Main	12`11" x 18`11"
Dining Room	Main	11`11" x 10`6"	Eat in Kitchen	Main	15`6" x 8`11"
Mud Room	Main	5`6" x 4`11"	2pc Bathroom	Main	5`6" x 4`10"
Bedroom	Main	9`10" x 8`5"	4pc Ensuite bath	Main	4`11" x 8`4"
Bedroom	Upper	10`10" x 9`4"	Bedroom	Upper	10`10" x 9`3"
4pc Bathroom	Upper	9`0" x 4`11"	Bonus Room	Upper	12`2" x 13`3"

Laundry
Walk-In Closet
Furnace/Utility Room

Upper
Upper
Basement

8`1" x 5`3"
5`1" x 8`11"
11`4" x 7`5"

Bedroom - Primary
4pc Ensuite bath
Flex Space

Upper
Upper
Basement

12`11" x 12`7"
12`11" x 5`7"
44`5" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311424

Zoning:
R-G

Remarks

Pub Rmks:

For more information, please click Brochure button. Nestled in vibrant and sought after community of Livingston in Northwest, this stunning brand new, 2025 built home offers perfect blend of modern design, functionality and comfort. Exceptional value with almost 2000 square feet living area above grade that consists of four bedrooms and three and a half baths. The modern kitchen features sleek two-tone soft-close cabinets, quartz countertops, chimney hood fan, stainless steel appliances, a large island and a pantry. Open concept design with 9 feet ceiling on main floor offers seamless transitions between living, dining and kitchen areas and large windows provide abundant natural light, creating a warm and inviting ambience. Mud and powder rooms are conveniently located by the rear of the house. The unique lay out of the house offers a bedroom with 4-piece ensuite on the main floor. Upstairs offers a huge living room, a separate laundry room with ample storage. Master bedroom with mountain views has a walk-in closet and a double vanity sink in the ensuite. Two other good-sized bedrooms share a 4 piece bath. Additionally, this house comes with a separate side entrance to the basement with prospect of a future potential rental area. Basement is ready for your creativity with plumbing rough in and comes with three big windows that bring natural light. Basement can potentially qualify for the city of Calgary basement suite incentives (verify with local jurisdiction). Landscaping and the rear parking pad will be completed by the builder as soon as the weather permits. Live worry free in this house as it comes with Alberta new home warranty and builder will provide follow up services at 3 months, 6 months and a year. All the appliances are brand new and come with own warranty. This house has triple pane windows for energy efficiency, knocked down ceilings and in overall has more then 30k upgrades in it. Take advantage of the state-of-the-art Livingston Hub, which includes a vibrant community center, sports facilities, and a packed calendar of year-round events. Parks, pathways, schools, shopping, and transit options are all just steps away, making it a dream for anyone who values convenience and community. Don't miss your chance to own this exceptional home in a vibrant community!

Inclusions:
Property Listed By:

n/a
Easy List Realty

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







