



THE A-TEAM

RE/MAX FIRST

211 LUCAS Close, Calgary T3P 1Z4

MLS#: A2190832 Area: Livingston Listing: 01/31/25 List Price: \$913,348
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 2025
Lot Information
Lot Sz Ar: 4,648 sqft
Lot Shape:
Access:
Lot Feat: Back Yard, Corner Lot, Front Yard, Rectangular Lot
Park Feat: Double Garage Attached, Driveway

DOM

37
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Int Feat: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Kitchen, 2pc Bathroom, Bedroom - Primary, Laundry, Bedroom, Great Room, Den, Bonus Room, 5pc Ensuite bath, 4pc Bathroom, Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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Remarks

Pub Rmks:

This stunning, brand-new 'Purcell 26' home, built by Brookfield Residential, is situated on a spacious corner lot and offers 3 bedrooms, 2.5 bathrooms, and nearly 2,500 square feet of developed living space over two levels. The main level is beautifully finished with elegant two-tone cabinetry in the kitchen and warm vinyl flooring throughout—a perfect choice for families with children and pets! The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for entertaining. The chef-inspired kitchen is complete with upgraded appliances, including a built-in oven, microwave, cooktop, and range hood. A large walkthrough pantry leads directly to the mudroom off the double attached garage, adding everyday convenience. The expansive great room features a wall of windows that flood the space with natural light and offer a beautiful view of the backyard. A central gas fireplace with a tile surround serves as a cozy focal point. Additionally, the main level includes a flexible central den, perfect for a home office or play area, and a 2-piece bathroom for guests. A stylish open spindle railing leads to the upper level, which offers ample space for a growing family. A central bonus room separates the primary suite from the secondary bedrooms, enhancing privacy. The spacious primary suite features a wall of windows at the front of the home and includes a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Adding to its appeal, the primary bedroom boasts dual walk-in closets, providing generous storage. The upper level is complete with two additional bedrooms, a full bathroom, and a conveniently located laundry room. The unfinished basement is a blank canvas, ready for the new owner's vision. With 9-foot foundation walls and rough-ins for a bathroom, laundry, and sink, future development will be effortless. This move-in-ready home is located in the vibrant new community of Livingston and comes with Alberta New Home Warranty as well as the builder's warranty, giving you peace of mind with your purchase. Photos are from a show home and may not represent the exact property for sale.

Inclusions:

N/A

Property Listed By:

Charles

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



