



THE
A-TEAM

**RE/MAX
FIRST**

240 LUCAS Crescent, Calgary T3P 1M8

MLS®#: **A2192705**

Area: **Livingston**

Listing Date: **02/23/25**

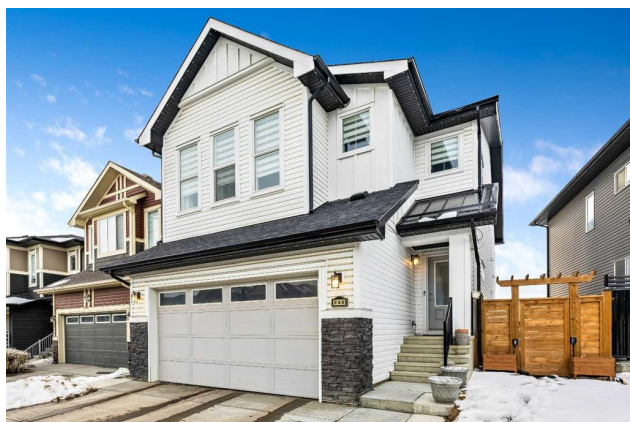
List Price: **\$987,900**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **5,791 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,552**
Low Sqft:
Ttl Sqft: **2,552**

DOM

45
Layout
Beds: **6 (5 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Dog Run,Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`0" x 13`7"
Kitchen	Main	9`0" x 14`0"
Dining Room	Main	10`2" x 11`9"
Bedroom	Second	9`10" x 10`8"
Bedroom	Second	9`10" x 10`8"
Bonus Room	Second	13`6" x 15`4"

Room	Level	Dimensions
Office	Main	10`0" x 11`3"
Family Room	Main	12`5" x 14`0"
Bedroom - Primary	Second	12`10" x 13`0"
Bedroom	Second	11`0" x 14`8"
Bedroom	Second	9`5" x 10`10"
Laundry	Second	5`5" x 7`0"

2pc Bathroom	Main	5`0" x 5`0"	4pc Bathroom	Upper	5`0" x 10`10"
4pc Ensuite bath	Upper	4`10" x 11`0"	5pc Ensuite bath	Upper	9`3" x 11`8"
4pc Bathroom	Basement	5`0" x 7`6"	Bedroom	Basement	11`4" x 12`3"
Living/Dining Room Combination	Basement	12`0" x 15`0"	Kitchenette	Basement	8`0" x 10`0"
Laundry	Basement	3`5" x 5`0"	Storage	Basement	5`6" x 10`0"
Storage	Basement	9`6" x 15`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1812208**

Remarks

Pub Rmks: **This Stunning, Fully Developed 6-Bedroom, 4 Full Bathroom, 1 Half Bathroom home has been Meticulously Maintained and is perfect for a growing family, Walk-Out Basement Dream Home! Livingston's been voted Best New Community in Calgary's NW. Single-family attached Double Garage home offers the perfect combination of Luxury and Functionality. With 2552.25 sq.ft. of total living space, this home is designed to host your closest friends & family. Its standout features include an Open-Concept Layout, designer interior package, a Fully Developed WALK-OUT BASEMENT, and incredible VIEWS. The main floor is a true entertainer's dream, featuring a Gourmet Kitchen with Full-Height Cabinets, with Gas Cook Top, Built- In Wall Microwave and Oven. The seamless flow from the living room to the kitchen and dining area leads directly to the Deck Overlooking the Fully Fenced Landscaped Backyard. Quarts counters, chimney style hood-fan PLUS you will LOVE your new SPICE KITCHEN with sink and more cabinets! Additionally, the main floor has a private room with a window. The Upper Floor Features a spacious Bonus Room with window and a Walk in Laundry room with shelves. Master Bedroom with View, Large Ensuite with Double Vanity Sinks, Separated Bathtub and shower and a Large Walk-in Closets. The Second Master Bedroom is a Great Size that features a 4 piece bathroom, Walk-In Closet and Quartz Countertop Vanity. The other two bedrooms are spacious, and share a 4-piece bath. The Beautifully WALK-OUT Finished Basement offers a 9" Ceiling, Complemented by TWO Efficient Furnaces and Central Air-Conditioning ensuring Optimal Comfort. Plenty of Recreational Space, Plus an Additional Bedroom, Full Bathroom, Separate Laundry, and Loads of Storage. A Double Attached Car Garage with Wrap Around Lights and Extra Cement Paved Parking Stall in Front. This home is close to green spaces, walking paths, schools, public transit, and a short drive to all major amenities. Don't miss this opportunity to own the perfect home to raise your beautiful family. Book your showing today!**

Inclusions: **Wrap around lights**
 Property Listed By: **MaxWell Capital Realty**

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



