

## 55 LUCAS Way #3102, Calgary T3P 2C7

**Utilities:** 

02/27/25 List Price: **\$599,900** MLS®#: A2197333 Area: Livingston Listing

Status: Active Calgary Change: -\$40k, 27-Feb Association: Fort McMurray County:

Date:



**General Information** Prop Type: Residential

Sub Type: Row/Townhouse <u>Layout</u>

City/Town: Calgary Finished Floor Area Beds: 4 (3 1 ) Year Built: 2025 Abv Saft: Baths: 3.5 (3 1) 1,321

DOM

Style:

<u>Parking</u>

2 Storey

2

1

0

Low Sqft: Lot Information

Ttl Sqft: Lot Sz Ar: 1,321 Lot Shape:

> Ttl Park: Garage Sz:

Access:

Lot Feat: Backs on to Park/Green Space,Lake

Park Feat: Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, Forced Air, Natural Gas Composite Siding, Silent Floor Joists, Wood Frame

Sewer: Flooring:

Ext Feat: **Balcony, Private Yard** Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Central Air Conditioner, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas

Range, Microwave, Range Hood, Window Coverings

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) Int Feat:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	27`11" x 41`0"	Dining Room	Main	45`1" x 25`5"
Living Room	Main	45`1" x 30`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`4" x 12`10"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	8`11" x 12`8"	Bedroom	Second	8`5" x 10`10"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"
Bedroom	Basement	8`11" x 10`10"	3pc Bathroom	Basement	0`0" x 0`0"

Game Room Basement 13`9" x 9`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$277 Fee Simple MC-1

Fee Freq:

Monthly

Legal Desc: **20242025** 

Remarks

Pub Rmks:

Welcome to Livingston Views, the newest master-planned development by Logel Homes in the highly desirable NW community of Livingston. This exceptional home backs onto the lake and features upgraded cabinetry, a premium stainless steel appliance package, and central air conditioning for year-round comfort. The main level is enhanced with upgraded pot lights, adding a warm and modern touch and brings the engineered hardwood floors to life. The master bathroom is designed for both style and functionality, offering dual sinks and a spacious walk-in shower, while all full bathrooms are finished with upgraded tile and elegant gold faucets. The fully developed walk-out basement provides additional living space, including a recreation room, a three-piece bathroom, and a fourth bedroom. The recreation room, living room, primary bedroom, and balcony all offer stunning lake views, enhancing the home's serene and picturesque setting. Additional highlights include a single attached front-drive garage, a convenient second-floor laundry room, a gas stove, and sleek quartz countertops, combining luxury and practicality for an elevated living experience.

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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

















