



THE
A-TEAM

**RE/MAX
FIRST**

695 LUCAS Boulevard, Calgary T3P 2E1

MLS®#: **A2197787**

Area: **Livingston**

Listing Date: **03/07/25**

List Price: **\$779,900**

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: **2,742 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,900**

Low Sqft:

Ttl Sqft: **1,900**

DOM

6

Layout

Beds: **6 (4 2)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer**

Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **R-G**

Remarks

Pub Rmks: **Ready for Immediate Possession! The beautiful, ALL NEW Portland, built by Brookfield Residential, features a functional layout with 4 bedrooms and 3 full bathrooms (including a main-level bedroom and bathroom), plus a 2-bedroom, 1-bathroom legal basement suite. Offering over 2,600 sqft of developed space across**

three levels, this home is perfect for a growing family seeking multi-generational living or an investor looking for multiple revenue-generating suites. The open-concept main floor boasts 9-ft ceilings, luxury vinyl plank flooring, and expansive windows at the front, rear, and side of the home, filling the space with natural light throughout the day. The kitchen is centrally located, overlooking both the dining and living rooms. It is upgraded with full-height cabinetry, a suite of stainless-steel appliances, including a cooktop, chimney hood fan, built-in wall oven, and microwave. The kitchen also features a large island with a flush eating bar, quartz countertops, and a walk-in pantry. At the front of the home is a spacious living room with an electric fireplace. At the rear, you'll find a conveniently located bedroom and full bathroom—perfect for those with mobility issues, along with a large rear closet for added storage. A spindle railing leads to the upper level. The upper level offers three bedrooms, with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite includes a 5-piece ensuite with dual sinks and a large walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home features a separate entrance leading to a 2-bedroom legal basement suite. The suite includes a central kitchen that overlooks the living/dining area, and the bedrooms are located on either side of the space for added privacy. Completing the property is a 13' x 8' rear deck, perfect for soaking up the summer sun. Situated in the sought-after area of Livingston, this newly built home is move-in ready and offers a great opportunity for both buyers and investors alike. *Please note: Photos are from a previous show home and may not be an exact representation of the property for sale.

Inclusions:

Property Listed By:

Basement suite - Dishwasher, Stove, OTR Microwave, Refrigerator, Stacked Washer/Dryer
Charles

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

