



THE
A-TEAM

**RE/MAX
FIRST**

455 LUCAS Boulevard, Calgary T3P 2C9

MLS® #: **A2200097**

Area: **Livingston**

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

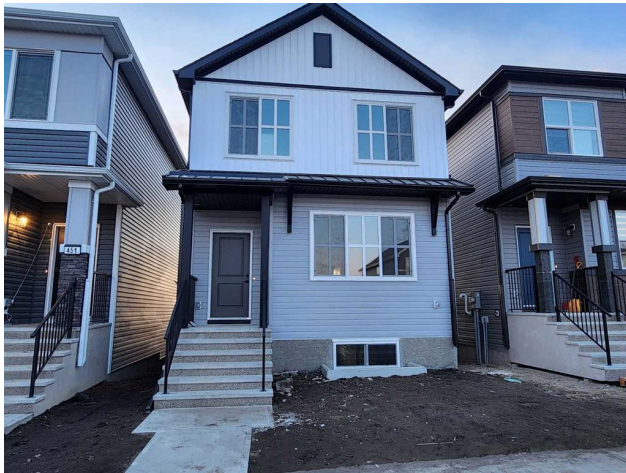
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,749**

Low Sqft:

Ttl Sqft: **1,749**

DOM

47

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

2311041

Zoning:

R-G

Remarks

Pub Rmks:	Brand new, walk out, and upgraded, welcome to this 1749 sqft single family home in NW side of Livingston. It features 9 feet ceiling and LVP flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, higher upper kitchen cabinets, built in microwave oven and chimney hood fan, stainless steel appliances, knock down ceiling, and wrought iron spindle railings on the stairs. Upper floor has 3 good size bedrooms, master bedroom with beautiful mountain view, ensuite with double vanity sinks and separated shower, large walk in closet, functional laundry room with lots of shelving storage spaces. Main floor with large and sunny living room, computer room/den, spacious dining area, large kitchen with window, mud room with seating bench and coat hooks, and large deck with views. Basement is walk out, with big windows and bathroom rough in. It closes to playground, shopping, shopping, future school, and easy access to major roads. ** 455 Lucas Blvd NW **
Inclusions:	N/A
Property Listed By:	Century 21 Bravo Realty

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





