



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 LUCAS Boulevard, Calgary T3P 1H9**

MLS® #: **A2206238**

Area: **Livingston**

Listing Date: **03/27/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,605 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,832**

Low Sqft:

Ttl Sqft: **1,832**

DOM

**22**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **See Remarks,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **1712464**

Zoning: **R-G**

Remarks

Pub Rmks: **Stunning 5-Bedroom Home in Vibrant Livingston! Welcome to your dream home in the sought-after Livingston community! Offering over 2,600 sq. ft. of total living space, this beautifully upgraded 5-bedroom, 4-bathroom home is designed for both comfort and functionality. Stay cool and comfortable all summer with central air conditioning, a must-have feature as the warmer months approach! Step outside and enjoy the custom-installed Gemstone lighting—a premium, smart LED system**

that offers year-round customizable lighting for every occasion, from festive holiday displays to elegant everyday ambiance. Inside, the modern kitchen features a gas range stove, built-in microwave, sleek countertops, and ample cabinetry, leading to a walkout deck—perfect for morning coffee or entertaining guests. The open-concept layout is both stylish and practical, with luxury vinyl plank flooring and large windows that flood the space with natural light. Upstairs, the primary suite boasts a 4-piece ensuite, accompanied by two additional bedrooms, a spacious bonus room, a shared 4-piece bathroom, and a convenient laundry area. The separate side entrance provides excellent flexibility, leading to a fully finished basement complete with two bedrooms, a large recreation room, and a 4-piece bathroom—ideal for rental income or extended family. Enjoy pure, soft water throughout the home with the installed water softener, ensuring better-tasting water, spot-free dishes, longer-lasting appliances, and healthier skin and hair when bathing or showering. The home is also roughed in for a central vacuum system for added convenience. Livingston is a master-planned community offering 35,000 sq. ft. of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a community hall with a commercial kitchen. Plus, enjoy quick access to Stoney Trail and Deerfoot for easy commuting. Check out the 3D virtual tour to explore this incredible home!

Inclusions:  
Property Listed By:

n/a  
eXp Realty

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









