

# \$916,900 - 86 Lucas Place Nw, Calgary

MLS® #A2185344

**\$916,900**

4 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

On a conventional lot, walk out, and with beautiful view, welcome to this brand new single family home in the NW side of the Livingston. It features 2347 sqft, 4 bedrooms up and 1 bedroom/den on the main floor, electric fireplace, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, functional laundry room with shelves, and stairs with a window. Main floor with large foyer, large living room with lots of windows, spacious kitchen and dining area, sliding door to large deck with BBQ gas hook up, large mud room, and double attached garage. Large walk out basement with bathroom rough in and large windows. It closes to playground, shopping, and easy access to major roads. \*\* 86 Lucas Place NW \*\*

Built in 2024

## Essential Information

MLS® # A2185344

Price \$916,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,347
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	86 Lucas Place Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E5

### **Amenities**

Amenities	Parking, Recreation Room, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 4th, 2025
Days on Market	97
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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