

# \$854,900 - 193 Lucas Place Nw, Calgary

MLS® #A2181957

**\$854,900**

4 Bedroom, 3.00 Bathroom, 2,349 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Walk out, brand new, and with beautiful view, welcome to this single family home in the NW side of the Livingston. It features 2348 sqft, 4 bedrooms up and 1 bedroom on the main floor, 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. And large walk out basement with bathroom rough in. It closes to playground, shopping, and easy access to major roads. \*\* 193 Lucas Place NW \*\*

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2181957  |
| Price      | \$854,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,349       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 193 Lucas Place Nw |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 2E6            |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Fitness Center, Racquet Courts, Recreation Facilities |
| 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, Washer, Tankless Water Heater                          |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | None                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Front Yard, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      December 3rd, 2024  
Days on Market                135  
Zoning                              R-G  
HOA Fees                         450  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Century 21 Bravo Realty

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