

# \$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, Racquet Courts, Recreation Room |
| 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 | 109               |
| Zoning         | R-G               |
| HOA Fees       | 450               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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