

\$719,786 - 84 Lucas Street Nw, Calgary

MLS® #A2086259

\$719,786

4 Bedroom, 4.00 Bathroom, 1,827 sqft

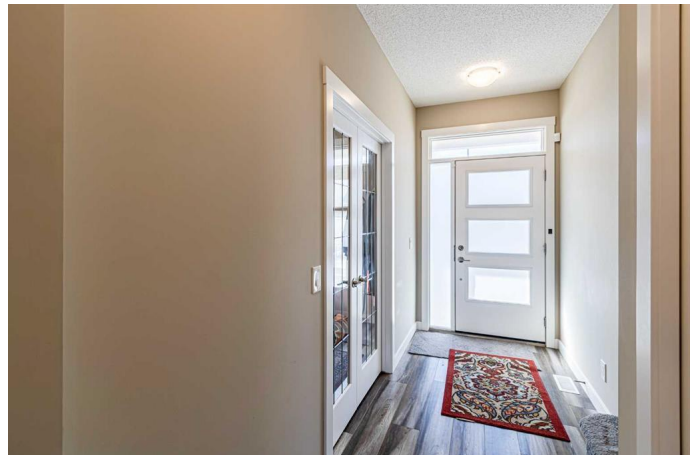
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Corner lot!! Excellent location & Fantastic Price!! !! Total of 2,570 Sqft living space!! Two story home with legal suite (developed by builder with separate furnaces & Laundry), double detached garage and Central Air conditioner!! Welcome to an Unbelievable Opportunity!

If you've been on the hunt for an exceptional real estate deal, your search ends here! This remarkable property offers an irresistible combo package that combines luxury, functionality, and investment potential, all in one.

As you step inside, you'll be greeted by a spacious main level that boasts a delightful living room complemented by a cozy den/office with elegant French doors. The entire main floor is adorned with tasteful laminate flooring that not only looks stunning but also ensures easy maintenance. The kitchen is a true masterpiece, featuring upgraded stainless steel appliances, a chic chimney hood fan, a built-in microwave, and a gas stove paired with beautiful granite countertops. The center of attention is undoubtedly the fireplace, gracefully surrounded by stylish tiles. Abundant natural light pours in through full-height windows in the living room, creating a warm and inviting ambiance. Step outside onto the generously sized deck, complete with a convenient BBQ gas line connection, accessible from the living room – perfect for



entertaining and enjoying outdoor meals.

Venturing to the upper level, you'll discover the master bedroom, complete with a walk-in closet, a full ensuite washroom, and the added luxury of a private balcony. This balcony is the ideal spot for savoring your morning coffee or simply unwinding in the evening. Two additional bedrooms and another full washroom on this level provide ample space for family or guests. The bonus room is a fantastic space for family entertainment, offering endless possibilities for creating cherished memories. With the convenience of an upper-level laundry room, chores become a breeze.

But the perks don't end there! The basement of this property features a legal suite with its own separate entrance and laundry facilities. This presents an incredible opportunity for additional income, especially during times when mortgage payments can feel overwhelming.

As the seasons change, you'll appreciate the comfort provided by the central air conditioner, ensuring a cool and refreshing atmosphere during the scorching summer months. The property also boasts a spacious double detached garage and a fully landscaped backyard with a concrete walkway leading to the basement separate entrance. A fire pit adds to the summer fun and relaxation options, making this backyard your personal oasis.

This is more than just a property; it's a smart investment that offers an array of possibilities. Don't miss out on this incredible deal – seize the opportunity to make this house your home today!

Built in 2019

Essential Information

MLS® #	A2086259
Price	\$719,786
Sold Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	84 Lucas Street Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Level, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2023
Date Sold	October 27th, 2023
Days on Market	20
Zoning	R-G
HOA Fees	449.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE MISSION REAL ESTATE
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