

\$729,900 - 567 Lucas Boulevard Nw, Calgary

MLS® #A2141151

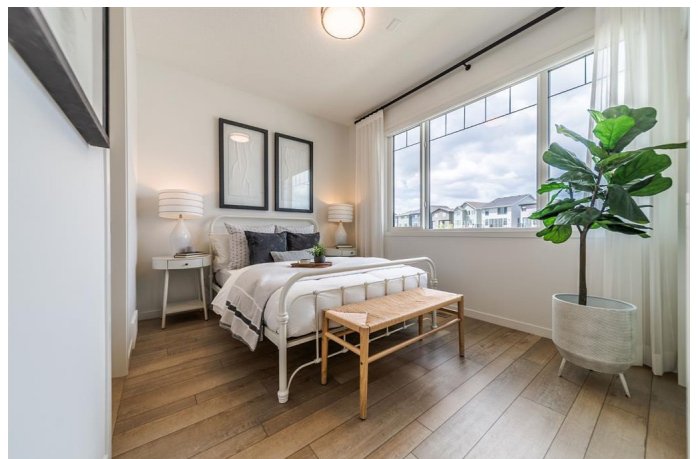
\$729,900

4 Bedroom, 3.00 Bathroom, 1,894 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Quick possession alert! Ready in just a few months! This is the Glenmore model built by award winning builder, Cedarglen Homes. With just under 1900 sq ft, a walk-out basement, main floor bedroom & loads of upgrades - this home is sure to impress. As you walk in the front door, you'll find stunning luxury vinyl plank flooring & a functional open concept layout. The kitchen will be equipped with quartz countertops, a great sized island, pantry, gas line for range, neutral light grey cabinetry & the buyer will be able to select their own appliances at the builder's supplier with an allowance of \$5500. The adjacent dining area and living room are expansive - perfect for hosting friends and family for get-togethers! Off the back of the house, you'll find a mud room with a closet & bench with access to the already completed deck for you to enjoy some fresh air & stunning sunsets in the west facing yard. The main floor also hosts a large bedroom w/ access to the full 3 pc bathroom - great for multi-generational families! On the upper level, you will find a central bonus room - enjoy binge watching your favourite TV shows here. The primary bedroom is bright with tons of windows, a large walk-in closet & a 4 pc ensuite (dual sinks & walk-in shower)! Two additional bedrooms, another 4pc bath w/ a shower-tub combo & laundry w/ linen storage complete this floor. The WALK-OUT basement is undeveloped with a bathroom rough-in, awaiting your creative touch! A



double parking pad is located at the back of the lot & the buyer will receive a \$2000 landscaping rebate as long as landscaping is completed within 1 year of possession. The location is PRIME siding onto walking paths & across the street from a future school site = tons of green space surrounding your new home! You will love living in this desirable community - the Livingston HOA gives you access to the "Hub" Facility, hockey rink, skating rink, skate park, indoor gym, splash park, playgrounds, tennis courts & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Photos are from a different property that is completed - same model, different finishings. Please see photos 10 & 11 for interior selections of this home*

Built in 2024

Essential Information

MLS® #	A2141151
Price	\$729,900
Sold Price	\$719,400
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,894
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	567 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E1

Amenities

Amenities	Clubhouse, Game Court Interior, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	July 27th, 2024
Days on Market	40
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.