

\$725,000 - 311 Lucas Boulevard Nw, Calgary

MLS® #A2148504

\$725,000

4 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

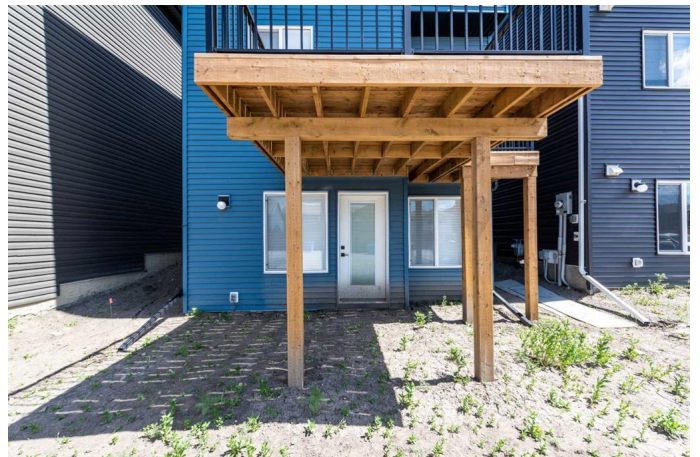
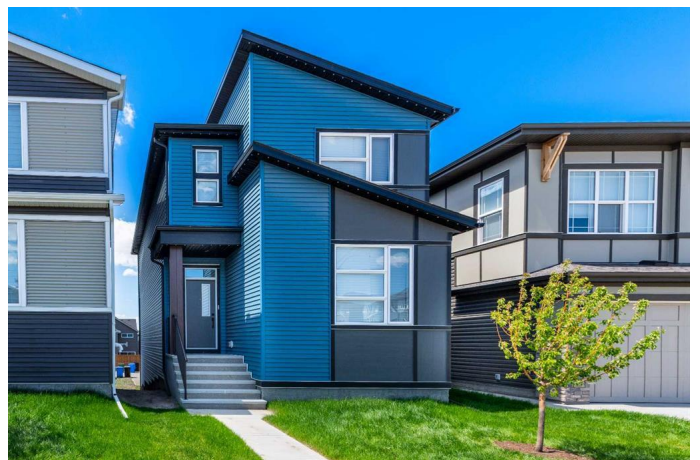
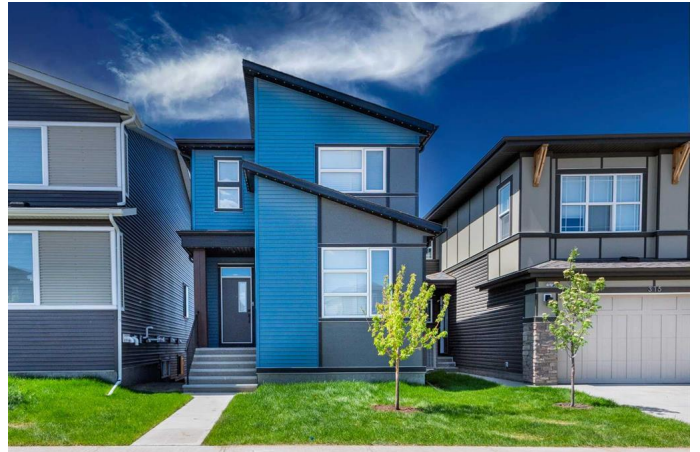
BRAND NEW HOME | TONS OF UPGRADES | WALKOUT BASEMENT | 4 BEDS 3 BATH | UNBEATABLE LOCATION | Welcome to your NEW HOME in Livingston! This home features tons of upgrades including UPGRADED KITCHEN APPLIANCES, GLASS RAILING THROUGHOUT THE HOME, ELECTRIC FIREPLACE AND MUCH MORE! As you enter the home you are welcomed with an OPEN CONCEPT LARGE living area. Luxury Vinyl Plank Flooring throughout the Main Floor. The TWO - TONE Kitchen features UPGRADED APPLIANCE with a GAS RANGE!!! Additionally, the Main Floor is completed with a Bedroom and a Full Bathroom! The Upper Floor features your primary ensuite with a personal 4 - Piece bathroom! Additionally 2 good sized bedrooms with a common full bathroom. Along with your Laundry Room. The home also features a NEW AC UNIT! The WALKOUT BASEMENT is large in size awaiting your touch! The basement can easily become a 2 bedroom 1 bathroom Legal Suite (with City of Calgary approval). The home also has a gravel parking pad in the back! DON'T MISS OUT ON THIS OPPORTUNITY! IT WON'T LAST LONG!

Built in 2023

Essential Information

MLS® # A2148504

Price \$725,000



Sold Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,764
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	311 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad

Interior

Interior Features	Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 24th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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