

\$1,198,000 - 33 Lucas Cove Nw, Calgary

MLS® #A2153001

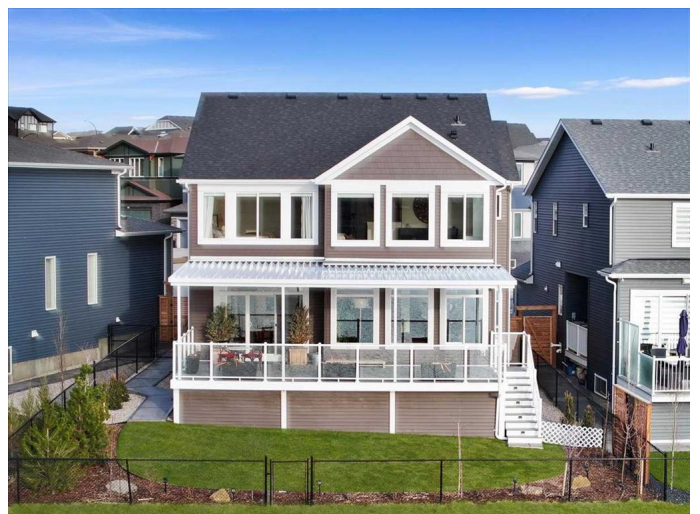
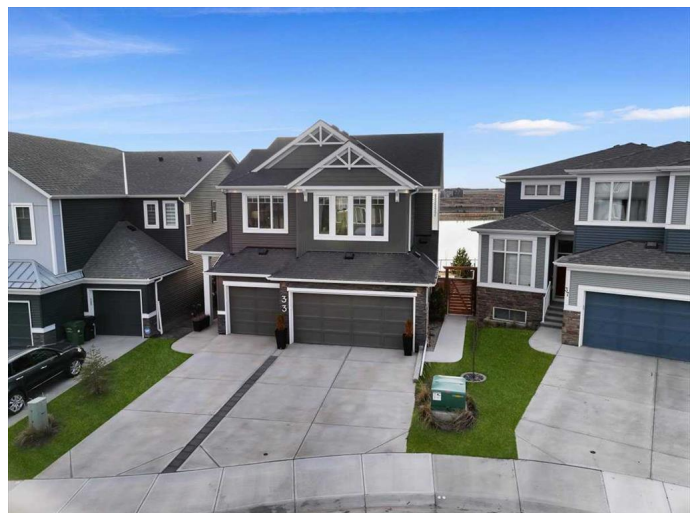
\$1,198,000

4 Bedroom, 4.00 Bathroom, 2,797 sqft

Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome home to this RARE opportunity to own a stunning single family 2-story home situated on the POND (pond lots sold out), offering peaceful and breathtaking water & mountain VIEWS in the coveted community of Livingston. Custom-built by Morrison Homes, this masterpiece features a heated TRIPLE garage 220V. Inside you will find all the executive finishes & upgrades you desire. This gem boasts over 4000 SQ.FT. of living, playing & relaxing space both indoors and large deck for entertaining outdoors. Fully developed over all 3 floors, this home enjoys sunlight throughout the entire day, complemented by an expansive additional 400 SQ.FT. outdoor large DECK that spans the entire width of your home with gas connector! Landscaping designed perfectly for your home's privacy. Storage under the large deck. Step into the elegantly designed gourmet kitchen, perfect for hosting get-togethers with your loved ones or spending quality time with family. Upgrades include a large 8'x5' QUARTZ island with seating space, extended cupboards, under cabinet lighting, and a high-end appliance package featuring a WOLF gas range, SUB-ZERO fridge/freezer, MIELE dishwasher, and Kitchen Aid convection wall oven and microwave. The kitchen also offers plenty of extra storage, including a large custom California Closet walk-through PANTRY connected to an oversized MUDROOM, built in bench, walk-in closet and large powder room. The FULLY DEVELOPED BASEMENT adds



further living space, with an additional 4th bedroom, full bathroom, living room, and flex/office/ den/ gym space & more storage space. The main floor boasts family and living rooms with built-ins, providing ample space to cater to everyone's needs. Upper floor bonus room with built in display wall, under mount lighting. With 4 large BEDROOMS, 3.5 BATHROOMS, and a huge LAUNDRY room with sink & island, this home is ready for you and your entire family! Enjoy breathtaking sunsets and sunrises bouncing off the serene mirrored pond from the WEST-facing backyard, complete with a covered aluminum v-panel pergola, 32'x15', for year-round enjoyment. Withstands hail, wind, rain, sleet, ice and snow - with warranty. Spacious PRIMARY suite with a walk-in dressing room and luxury double vanity ensuite, Sonos speaker AV system, security cameras & alarms, double (2x) high-efficiency furnace, Navien Tankless Instant Hot Water Tank (high-efficiency & energy saving), reverse Osmosis Water Filter, Tahoe water Softener, fire suppression sprinkler system throughout the entire home, and more. Livingston HUB amenities include a state-of-the-art community center with a gymnasium, water park, ice rink, tennis courts, basketball courts, splash park, playground, outdoor ping pong, and more. The best in the city. Don't miss this opportunity for luxury living in Brookfield Residential's master-planned community. The time is now to enter the market, as this show home will not last long! Schedule a showing today! Be sure to check out the Video & Virtual Tour.

Built in 2019

Essential Information

MLS® #	A2153001
Price	\$1,198,000
Sold Price	\$1,180,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,797
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	33 Lucas Cove Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1M4

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Plug-In, Triple Garage Attached
Waterfront	See Remarks, Pond

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Glass Doors, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Few Trees, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Aluminum Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 3rd, 2024
Days on Market	8
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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