

\$747,000 - 212 Lucas Common Nw, Calgary

MLS® #A2163568

\$747,000

5 Bedroom, 5.00 Bathroom, 1,988 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Live up Rent Down | Legal Basement Suite | 2890 sqft Living space | 5 Bedrooms | 4.5 Washrooms | Main floor Bedroom with ensuite | Loaded with upgrades. Are you on the hunt for your dream home? Look no further! This stunning, brand-new 5-bedroom house is a buyer's paradise and has everything you could ever wish for. Situated in a highly sought-after neighbourhood, this home offers a blend of luxury, comfort, and practicality, making it an irresistible opportunity for prospective homeowners.

From the moment you approach this east-facing property, you'll notice the elegant and modern aesthetic. Upon entering, the spacious main floor warmly welcomes you with high ceilings and abundant natural light that creates an inviting atmosphere. One of the standout features is the main floor bedroom, complete with a full washroom, perfect for guests or multi-generational living. This thoughtful layout ensures that everyone can enjoy their own space comfortably.

Every corner of this home has been fully upgraded with premium materials and finishes. From the sleek Luxury Vinyl floors to the chic light fixtures, no detail has been overlooked. The open-concept kitchen is a chef's dream, equipped with state-of-the-art appliances, stylish cabinetry, and a large island that doubles as a breakfast bar. Entertaining will be a delight in this sophisticated and functional space.

Additionally, you will appreciate the legal



basement suite, an excellent feature that can serve as a significant income opportunity or an ideal space for extended family. This versatile area includes all the modern amenities to ensure privacy and comfort, making it a valuable asset to this already remarkable home.

This 5-bedroom gem is more than just a house; it's a home tailored for today's modern family. The unique combination of a main floor bedroom with a full washroom, an east-facing orientation, and a fully upgraded interior make it a rare find in the current market. To top it off, the legal basement suite provides flexibility and potential financial benefits for years to come.

Don't miss out on the chance to make this extraordinary house your forever home. Reach out to schedule a viewing and take the first step towards a brighter, more comfortable future.

Built in 2024

Essential Information

MLS® #	A2163568
Price	\$747,000
Sold Price	\$755,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,988
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	212 Lucas Common Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 16th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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