

# \$899,999 - 146 Lucas Terrace, Calgary

MLS® #A2192538

**\$899,999**

6 Bedroom, 4.00 Bathroom, 2,307 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to this spectacular Jaymanâ€™s 2021 built !! It has 6 Bedrooms + Den, 4 Bathrooms, 9â€™ ceiling (Main + Basement) with fully developed illegal Basement in the sought after community of Livingston. This Energy Efficient and Smart Home comes with 6 SOLAR PANELS, 96% efficient condensing natural gas FURNACE, Tankless Water Heater, Water Sprinklers system, EV charging, Pot-lights and Spice kitchen.

With over 2300 sq.ft. of living space has approximately 40 K upgrades by the Builder which makes this house perfect for luxury living.

Upon entering, you're greeted by an inviting atmosphere, filled with natural light. An open-concept living area includes a cozy living room with an electric fireplace and big windows, fine dining with sliding patio door, and a spacious kitchen. The Chefâ€™s Kitchen is finished with Quartz countertops, Extended Kitchen Cabinets, upgraded stainless steel appliances, Chimney hood fan and built in Microwave. Centred in the kitchen is a huge island with barstool seating to host family gatherings. To keep this kitchen sparkling, use the SPICE KITCHEN outfitted with a gas cooktop, range hood and plenty of cabinets and shelves for storage. It also directly leads to the Mudroom off the double attached garage, adding everyday convenience. The main floor also features bedroom with full washroom which provides a perfect space for guests or extended family



members and also add convenience for those working from home.

Upstairs you will find a Primary Bedroom which is a true retreat, featuring a luxurious ensuite bathroom with a double sink vanity, built-in storage, glass-enclosed shower, tub and walk-in closet. This level also boasts two additional bedrooms, a spacious laundry room, 3 piece bathroom and a bonus living area that can be adapted to your needs. The outside of the property features a low-maintenance lot and a deck, perfect for hosting outdoor gatherings or enjoying a quiet evening.

Lower level comes with Fully Finished illegal Basement, that is accessible through a SEPARATE SIDE ENTRANCE by the BUILDER, offering incredible flexibility and additional living space. This level includes generously sized 2 BEDROOMS, DEN , full BATHROOM, SPACIOUS KITCHEN, Laundry and LIVING room which provides endless possibilities.

Very convenient location! CLOSE to Parks, Pond, Walking trails, easy access to Stoney Trail, Grocery Stores (No frills, Mega Sanjha Punjab) and other amenities. Moreover EXCLUSIVE access to the Livingston Hub - The Homeowners Association (HOA) which features a splash park, tennis courts, basketball court, playground and more, a vibrant community centre with year-round recreational activities.

Come and Schedule your showing today to see what this modern home and peaceful location offers, and make it yours for the value it provides.

Built in 2021

### **Essential Information**

MLS® #	A2192538
Price	\$899,999
Bedrooms	6

Bathrooms	4.00
Full Baths	4
Square Footage	2,307
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	146 Lucas Terrace
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1P9

### Amenities

Amenities	Other, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Playground
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	57
Zoning	R-G
HOA Fees	464
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Prep Ultra
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