

# \$999,950 - 199 Lucas Terrace Nw, Calgary

MLS® #A2178513

**\$999,950**

4 Bedroom, 4.00 Bathroom, 2,582 sqft  
Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this stunning Jayman home, where sophistication meets style. As you step inside, you're greeted by a spacious foyer adorned with beautiful white marble-effect porcelain tiles and soaring 9-foot ceilings that create an immediate sense of openness. The heart of this home is the chef's dream kitchen, an entertainer's paradise. Prepare to be wowed by the granite custom-built kitchen island, an impressive 9 feet wide and 7 feet 6 inches deep. This expansive space is perfect for cooking, gathering, or simply admiring the stunning hardwood floors on the main level. Equipped with the latest KitchenAid appliances, this kitchen is designed to impress and make hosting large family dinners or gatherings a breeze. Every detail has been carefully chosen for form and function, ensuring you have everything you need to create memorable meals and moments. Relax and unwind in the inviting living room, where a cozy gas fireplace creates the perfect ambiance for movie nights or casual get-togethers. Step outside onto the expansive, private deck (12x26 ft), offering unobstructed west-facing views. Whether enjoying the sunset by the gas or wood-burning firepit or firing up the BBQ for a casual meal, this outdoor space provides the perfect setting for every occasion. You'll find a spacious bonus room on the upper level, the ideal space for quiet conversations, an afternoon retreat, or a different TV show. Designed for peace and privacy, this room is



soundproofed with ROCKWOOL Safe'n'Sound® insulation on all four walls, including the door to the primary bedroom, ensuring quiet relaxation and a peaceful environment. The primary bedroom is a sanctuary, offering ample space, dimmable lighting, and a ceiling fan for added comfort. Step into the luxurious five-piece ensuite bathroom, where a deep soaker tub awaits to relax you after a busy day. Enjoy the separate shower and the convenience of a spacious walk-in closet steps away for a more invigorating start to your day. No need to worry about noise—this bathroom is also soundproofed, allowing for a calm, serene experience, even if you and your partner have different schedules. You'll also find two generously sized bedrooms, a full bathroom with double vanity, and a laundry room equipped with a top-of-the-line Maytag® washer and dryer—located conveniently on the same floor to save you from hauling laundry up and down. The fully developed 9 ft ceiling walkout basement offers endless possibilities. If desired, The basement can be converted into a fully independent legal suite by converting the recreational room into a bedroom or two; the half bathroom with the rough-in shower option brings the opportunity to add a full bathroom with double vanity and heated floors already installed. **IMPORTANT NOTE:** A secondary suite would be subject to approval and permitting by the city/municipality.

Built in 2022

### **Essential Information**

MLS® #	A2178513
Price	\$999,950
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,582
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	199 Lucas Terrace Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X3

### Amenities

Amenities	Fitness Center, Playground, Park, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Garage Faces Front, Private Electric Vehicle Charging Station(s), See Remarks
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound, Bathroom Rough-in, Recreation Facilities, Tray Ceiling(s), Wired for Data
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Electric, Forced Air, Natural Gas, Fireplace Insert, See Remarks
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Entrance, Rain Gutters
Lot Description	Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Garden, Sloped Down, Steep Slope
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 10th, 2024
Days on Market	140
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.