



GRASSROOTS
REALTY GROUP

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10 Lucas Terrace NW
Calgary, Alberta

MLS # A2219293



\$939,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Bathed in natural light, this stunning corner lot home offers an expansive 3200+ sq ft of sophisticated living, including a valuable legal 2-bedroom suite. Step into an airy open-concept main floor, where 9-ft ceilings, luxurious plank flooring, and oversized windows create a welcoming ambiance all day long. The gourmet kitchen, a true centerpiece, overlooks the dining and living spaces and features upgraded stainless-steel appliances, striking quartz countertops, and a designer herringbone tile backsplash. A private home office, discreet powder room, and convenient garage access enhance this level. Ascend to the upper floor to find a spacious bonus room, ideal for family movie nights. The primary suite is a haven of tranquility, complete with a massive walk-in closet and a spa-like 5-piece ensuite. Two additional well-proportioned bedrooms, a 4-piece main bath, and a dedicated laundry room complete this floor. The quality extends to the >900 sq ft lower-level legal suite, showcasing luxury plank flooring, two generous bedrooms, a full kitchen, a large 4-piece bathroom, plentiful storage, and the added benefit of a private entrance and postal box. The garage provides excellent built-in storage solutions. Your private rear deck awaits for summer barbecues and quiet relaxation. Experience this exceptional home, within close proximity to shopping and a school bus stop right out your door! Schedule your private tour today!