



GRASSROOTS
REALTY GROUP

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217 Lucas Manor NW
Calgary, Alberta

MLS # A2227534



\$699,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,900 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting, Zero Lot Line		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to 217 Lucas Manor NW! This beautifully designed 2-storey home with south backyard exposure offers an open-concept layout and tons of upgrades. When you enter the home, you will notice the 9ft ceilings throughout the main floor and a bright open floor plan including an impressive kitchen featuring extended-height cabinets, ample counter space, built-in microwave, walk-in pantry, LED pot lights, and pendant lighting. Upstairs features a spacious bonus room, convenient laundry with Quartz countertops and built ins, and 3 bedrooms including a primary suite with dual sinks and a large walk-in closet. Bright modern finishes, open stair railings, and oversized windows provide an abundance of natural light throughout. Other upgrades include air conditioning, new CLASS 4 SHINGLES, siding, Bosch Dishwasher. This home is move in ready and ready for immediate possession!