

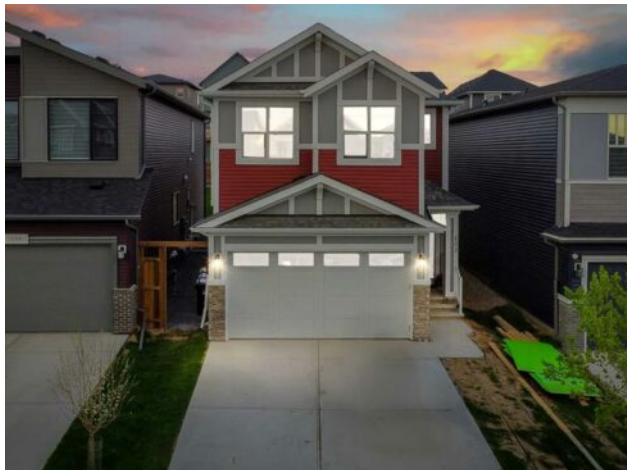


GRASSROOTS
REALTY GROUP

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203 Lucas Close NW
Calgary, Alberta

MLS # A2228558



\$949,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2024 (1 yrs old)
Beds:	8	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions:	None
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Welcome to this exceptional home with a 3 bedroom legal suite in the highly sought-after community of Livingston NW, Calgary. Boasting over 3,300 sq. ft. of beautifully designed living space, this property offers everything your family needs—and more! Enjoy the convenience of a front-attached garage, and step inside to an open-concept main floor featuring soaring ceilings, luxury vinyl plank flooring, and a modern kitchen with an oversized island and sleek quartz countertops. The spacious dining and living areas are perfect for entertaining, complete with an electric fireplace to keep things cozy year-round. A versatile bonus room on the main floor offers the ideal space for a home office, playroom, or additional sitting area. Upstairs, you’ll find a generous bonus area, three bedrooms, and two full bathrooms. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite and a massive walk-in closet. The fully finished legal basement suite includes three additional bedrooms, a full bathroom, a well-appointed kitchen with quartz counters, and its own living space—ideal for extended family or rental income. Step outside to the fenced backyard, with fencing already completed on one side and the back for added privacy. This rare opportunity won’t last long! Homes like this don’t come up often in Livingston.