



GRASSROOTS
REALTY GROUP

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284 Lucas Avenue NW
Calgary, Alberta

MLS # A2234444



\$618,900

Division:	Livingston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Living Room Mirror

PRICE CORRECTION! DON'T MISS OUT. Step inside this beautifully upgraded and meticulously maintained bungalow, where pride of ownership is immediately evident. Nestled in the highly desirable NW Livingston community, this immaculate 3-bedroom, 2.5-bathroom home combines modern elegance with everyday functionality. The exterior boasts durable *Hardie Board Siding* and *Class 4 shingles*, offering extra protection against hailstorms. Triple-pane windows and custom *Hunter Douglas blinds* add both style and energy efficiency, ensuring year-round comfort. Inside, the main level features soaring 10' ceilings, luxury vinyl plank flooring, and an open-concept design that effortlessly connects the living room, dining area, and kitchen—creating a bright, airy space perfect for both entertaining and day-to-day living. At the heart of the home is the chef-inspired kitchen, complete with sleek two-toned cabinetry, gleaming *quartz countertops*, and a large central island. It's fully equipped with stainless steel appliances, a microwave/hood fan combo, abundant cabinetry, and top-notch lighting that makes meal prep and gathering a true pleasure. The spacious primary bedroom is a private retreat, featuring a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, and a walk-in closet. Large windows flood the room with natural light, enhancing the peaceful ambiance. A back boot room and laundry area, as well as a stylish 2-piece powder room, complete the main floor. The professionally developed lower level offers two additional bedrooms—each with walk-in closets—along with a modern 4-piece bathroom. High 9' ceilings and a cozy family room with a gas fireplace provide the perfect place to unwind. Thoughtful lighting and plenty of storage make this space both functional and inviting. You'll also find a Heat

Recovery Ventilator (HRV). A *double detached garage* (19'9"x19') offers ample parking and storage, and the property enjoys the convenience of a paved back alley. Located just minutes from Stoney Trail and Deerfoot Trail, this home offers quick access to downtown, shopping, entertainment, and more. Don't miss the chance to make this dream home your own! **Call your favorite REALTOR® today to book your private showing!**