



GRASSROOTS
REALTY GROUP

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136 Lucas Street NW
Calgary, Alberta

MLS # A2238206



\$769,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Basement: Washer/Dryer Refrigerator, Stove		

Legal basement suite! Welcome to this beautifully maintained 2021-built home located in the sought-after community of Livingston. With a fully finished 2-bedroom legal basement suite featuring a private entrance, laundry, full bathroom, and plenty of storage, this home offers incredible flexibility for multigenerational living or rental income potential. From top to bottom, pride of ownership shines throughout this move-in ready home. Upstairs, you'll find 3 spacious bedrooms, a bonus space perfect for a kids' study area or home office, and two full bathrooms, including a generous primary suite featuring a large ensuite with quartz countertops throughout, a soaker tub, and a massive walk-in closet. The main floor offers a bright, open-concept layout ideal for family living and entertaining. It also includes a bright, spacious den and a full bathroom, providing added convenience for guests or a home office setup. Enjoy a bright, spacious living area and dining space filled with natural light, featuring a cozy electric fireplace that creates a warm and inviting atmosphere. The kitchen offers a massive quartz island, corner pantry, and plenty of counter space for cooking and gathering. Step outside to a large, low-maintenance backyard perfect for relaxing or entertaining, and benefit from a massive double detached garage that provides plenty of storage and parking. Located just steps from the scenic community pond and a short 5 minute walk to the Livingston Hub, you'll have year-round access to incredible amenities like splash parks, skating rinks, tennis courts, and fitness classes, something for everyone in the family. Need to venture beyond the neighborhood? You're just 3 minutes from Stoney Trail, 10 minutes to CrossIron Mills, and 12 minutes to Calgary International Airport, making commuting and weekend getaways a breeze. This is

your chance to own a truly stylish family home in one of Calgary’s most dynamic new communities. Book your private showing today!