



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

63 Lucas Way NW
Calgary, Alberta

MLS # A2238512



\$534,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Gentle Sloping, Lake, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Finished, Partial	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Super one year old townhome in the Logel Homes Livingston Views development. This home is located in the award winning Livingston community with exclusive amenities provided by the Livingston Homeowners Association(HOA), which includes a 35,000 ft2 community hub, skating rink, splash park, gymnasium and year round programing for all ages. This townhome features 9' CEILINGS on the main level, neutral carpeting on the stairs and also the upper bedroom area. Practical VINYL PLANK flooring graces the main level and all bathrooms. Open kitchen plan with an island/eating bar, lots of soft close cabinets, black subway tile backsplash, excellent counter space and a separate dining area. Kitchen highlights include STAINLESS STEEL Samsung appliances, pot lights and quartz countertops. Appreciate the convenient 2 piece bath on the main level and all bathrooms are finished with quartz counters. Relax in the comfortable living room or on the covered deck on those warm summer nights. Three bedrooms upstairs with two full bathrooms, one of which is a 4 piece ensuite bath. Deep soaker tubs in both bathrooms along with shower heads for family convenience. All windows have classy blackout blinds for maximum light and privacy. The lower den is a great private office space to work from home with a big window for natural light. Park in the insulated and drywalled double garage creating safety and comfort in all seasons. EXCELLENT VALUE!!!