



GRASSROOTS
REALTY GROUP

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18 Lucas Terrace NW
Calgary, Alberta

MLS # A2242095



\$849,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Other, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Asphalt, Concrete, See Remarks, Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to 18 Lucas Terrace NW — A Stunning AIR- CONDITIONED, Family Home with Legal Suite Income Potential in the Heart of Livingston, Calgary Step into a masterpiece nestled in one of Northwest Calgary's most vibrant and growing communities—Livingston. Designed for families who value space, comfort, and opportunity, this remarkable home at 18 Lucas Terrace NW offers the perfect blend of style, functionality, and future potential. The main floor welcomes you with a bright and open layout anchored by a spacious front den—ideal for a home office, study area, or easily convertible into a main floor bedroom for added flexibility. The heart of the home is the astonishing gourmet kitchen, showcasing modern cabinetry, quartz countertops, stainless steel appliances, and an oversized island perfect for family gatherings or casual meals. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat featuring a spa-inspired five-piece ensuite and walk-in closet. The additional three bedrooms are thoughtfully laid out to ensure comfort and privacy for each family member. A large bonus room offers an ideal space for movie nights or a kids' play zone, and the convenient upstairs laundry room adds to the home's smart design. Step outside and enjoy the tranquility of a beautifully crafted back deck, perfect for summer barbecues and relaxing evenings. The backyard is fully landscaped, fenced, and lush with greenery—an ideal oasis for kids to play, pets to roam, or for entertaining guests in privacy and peace. The value of this home rises even further with a fully finished legal basement suite, featuring a private side entrance, two spacious bedrooms, a full kitchen, bathroom, living area, and separate laundry. Whether you're considering rental income, Airbnb

potential, or multi-generational living, this legal suite offers incredible versatility and a smart financial advantage. Located in the thriving community of Livingston, you're just minutes from Stoney Trail, Deerfoot Trail, the Calgary International Airport, and the downtown core. Enjoy easy access to top schools, shopping centres, parks, and the state-of-the-art Livingston Hub—a 35,000 sq. ft. community center with a gymnasium, splash park, skating rink, and more. Livingston is the heartbeat of Northwest Calgary, offering a rich lifestyle for families, professionals, and investors alike. This is more than a home—it's a launching pad for dreams, growth, and prosperity. Your future begins at 18 Lucas Terrace NW. Schedule your private showing today.