



**GRASSROOTS**  
REALTY GROUP

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**311 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2242476**



**\$1,049,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,745 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub

**Inclusions:** microwave in basement, range hood in basement, washer and dryer in basement

Welcome to this thoughtfully designed Morrison-built gem with over 3,500 square feet of living space! This stunning home backs onto a serene pond and lush green space; offering the perfect blend of luxury, comfort, and functionality. Every detail has been carefully crafted to check all the boxes for your dream home. The open-concept main floor is ideal for hosting and entertaining; featuring a chef-inspired kitchen complete with a large centre island and breakfast bar, endless counter space, full-height cabinetry, and a convenient butler's pantry with a separate walk-in storage area. Step out from the kitchen and dining area onto your patio and enjoy uninterrupted views of the tranquil pond—something you'll never get tired of. A stylish 2-piece bathroom and a mudroom with access to the double attached garage complete the main level. Upstairs, you'll be amazed by the expansive living space. The large bonus room is perfect for cozy family movie nights, game nights or quiet reading time. The luxurious primary bedroom offers a peaceful retreat with its own private sitting area or home office, spa-inspired ensuite, and generous walk-in closet. Three additional bedrooms, a 4 piece washroom and a well-equipped laundry room round out the upper floor. Downstairs, the walk-out LEGAL suite provides incredible flexibility and income potential. With 1 bedroom plus a den, a 4 piece washroom, fully equipped kitchen & laundry; it's perfect for extended family, guests, or tenants—helping you offset your mortgage while maintaining your lifestyle. This exceptional home is covered by a 10-year warranty for added peace of mind. Located in the highly sought-after community of Livingston, you'll enjoy access to a wide range of amenities through The Hub, including a splash park, winter ice rink, community hall,

gymnastics facilities, tennis courts, soccer fields, and much more. This is more than just a house—it's a place to truly call home. Call your favourite REALTOR today to book a private showing.