



GRASSROOTS
REALTY GROUP

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136 Lucas Gardens NW
Calgary, Alberta

MLS # A2246646



\$819,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,343 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: \$7954 Appliance allowance to be used through the Builder

Welcome to your future home in the incredible community of Livingston! This brand new home is the Longview 24 model by award winning builder, Cedarglen Homes. It offers loads of upgrades including a SEPARATE ENTRANCE, main floor flex room, working kitchen & more! As you step inside, you'll be greeted by sleek interior finishings including luxury vinyl plank flooring, 8 doors, 9 windows, knockdown ceilings, & tons of natural light. The heart of this home is undoubtedly the stunning kitchen boasting quartz countertops, loads of cabinetry space, large island, a working kitchen for extra prep space, gas line for the ranges & water line to the fridge. An appliance allowance of \$7954 will be provided so you can choose your dream appliances at the builder's supplier! The large dining and great room areas adjacent to the kitchen will be perfect for entertaining and offer incredible lighting w/ the large sliding patio door & windows along the back of the house. The great room also features a stunning fireplace that will keep you warm all winter long. The main floor has a flex room, a 2 pc bath, & mudroom area. Upstairs, the central bonus room becomes the focal point for entertainment & relaxation. The primary suite, located at the back of the house, features a 5-piece ensuite with quartz counters, a soaker tub, a walk-in shower, & a massive walk-in closet. There are three additional bedrooms upstairs - two of them are equipped with w/i closets and you'll notice there's a desirable 5pc compartment bathroom w/ double sinks. The laundry room is on this level for extra convenience and offers linen storage as well. The basement is undeveloped but offers a separate entrance, future rough ins for a suite (subject to city permit and approval) and large windows! Other important features include the oversized double attached garage, fully finished deck & you'll

receive a landscaping credit of \$2000 to ensure your outdoor space is as beautiful as the interior. You will fall in love with the community of Livingston and everything it has to offer - the HOA facility has tennis courts, skating rinks, playgrounds, basketball court, water spray park, ping pong tables & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Photos are from a different property that is completed - similar model, different finishings. Please see last photo for interior selections of this home*