



GRASSROOTS
REALTY GROUP

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260 Lucas Way NW
Calgary, Alberta

MLS # A2255167



\$779,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vaulted Ceiling(s)		

Inclusions: NONE

5 Bedrooms | 3 Full Washrooms | Side entrance | Traditional Lot located close to ponds and park | Facing Estate homes ,this is a 2 storey 5 bedroom home that has over 2200sqft RMS of space. Luxury vinyl plank flooring throughout the main living area & into an open concept style floor plan. A modern kitchen with sleek finishes including granite counter tops up against white tile backsplash, central island, walk-in pantry and stainless steel appliances. Opening up to a spacious living room and separate dining area truly a space meant for entertaining. This floor offers a man floor bedroom that could easily be used as an office for the work at home professional. The upstairs features 4 more bedrooms including a master retreat with 5 piece ensuite. Melt the day away & enjoy a large soaker tub, separate shower, dual vanities and walk-in closet already set up with organizers. Get connected with family and friends in the huge family/bonus room with vaulted ceiling where movie and game nights could be a regular thing. The unfinished basement is full and ready for a vision for whatever your family needs. Come and see what living in LIVINGSTON can bring. No matter the season, you & your family can enjoy countless hours of fun at the 35,000 sq.ft COMMUNITY CENTRE, indoor gym, basketball courts, outdoor water park and skating rink. A prime location just minutes from everything you could ever need. Deerfoot, shopping, schools and so much more.Quick Possession Available!