



GRASSROOTS
REALTY GROUP

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**145 Lucas Crescent NW
Calgary, Alberta**

MLS # A2257503

\$629,900



Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| \$20K PRICE REDUCTION!! | Welcome to this beautifully finished single-family home in the vibrant and amenity-rich community of Livingston. Offering a perfect blend of style, function, and flexibility, this fully finished home is designed to suit families of all sizes. Step inside and you'll be impressed by the high-end finishes, including a built-in oven and microwave, induction stove, and a sleek hood fan that elevate the kitchen into a chef's dream. The open-concept main floor seamlessly connects the kitchen, dining, and living areas—ideal for both everyday living and entertaining. One of the true highlights of this home is the MAIN FLOOR primary bedroom and ensuite. This rare and highly sought-after feature makes the home perfectly suited for MULTI-GENERATIONAL LIVING, offering privacy, convenience, and accessibility without compromising on style. Upstairs, you'll find a spacious bonus room along with additional bedrooms, while the fully finished basement adds even more versatile living space. A huge basement bedroom, an ample rumpus room, and a full bath make it the perfect retreat for teens, extended family, or guests. With 5 bedrooms and 3.5 baths, this home offers all the space your family needs—paired with the comfort and lifestyle that comes with living in one of Calgary's most desirable new communities. Don't miss your chance to own this exceptional home in Livingston—where community, convenience, and comfort come together!