

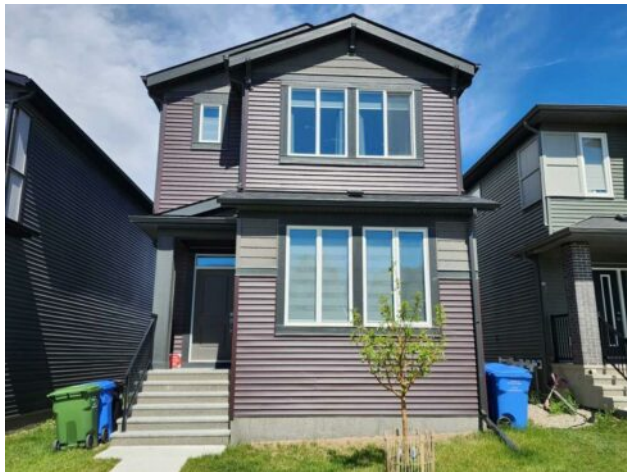


GRASSROOTS
REALTY GROUP

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292 Lucas Boulevard NW
Calgary, Alberta

MLS # A2258901



\$679,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Double detached garage with plug in for future EV charger, side entrance, and fully upgraded, welcome to this well-kept single-family home in popular Livingston. It features LVP flooring, 9 feet ceiling on the basement, main floor, and upper floor, quartz counter tops in the kitchen and washrooms, stainless steel appliances, water softener, and upgraded lighting package. Upper level with 3 bedrooms, large master bedroom, ensuite with double vanity sinks, and large shower, bright and open bonus room, and upper floor laundry room. Main floor with large and sunny living room, electric fireplace with mantle and tiles, spacious kitchen and eating area, extra bedroom with full bathroom, and back entrance with mud room and leads to large deck. It is convenient located, closes to playground, shopping, and easy access to major roads. ** 292 Lucas Blvd NW **