



**GRASSROOTS**  
REALTY GROUP

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**21 Lucas Rise NW**  
**Calgary, Alberta**

**MLS # A2259921**



**\$649,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Open House: Sept 27, 12pm - 2pm | Bungalow | Fully Finished 1-Bedroom Legal Suite | Over 1,900 Sq Ft of living space | Double Detached Garage | Low-Maintenance Lot | Prime Livingston Location Welcome to this beautifully designed bungalow in the vibrant community of Livingston! Offering over 1,900 sq ft of thoughtfully planned living space, this home combines comfort, versatility, and income potential with 3 bedrooms, 3 full bathrooms, and a 1-bedroom legal basement suite. The main floor features a bright, open-concept layout with large windows, a cozy living area, and a stylish kitchen complete with granite countertops, gas stove, chimney hood fan, and built-in microwave. The sun-filled primary bedroom includes a private ensuite, while a second bedroom, full bath, and main-floor laundry add everyday convenience. Downstairs, the legal basement suite offers big windows, a full kitchen, in-suite laundry, one legal bedroom, a full bathroom, and a spacious living/family area. An additional flex room provides extra space for a home office, gym, or storage. Outside, the yard is beautifully landscaped with decorative rock for low-maintenance living. A double detached garage provides secure parking and additional storage. Located close to parks, shopping, and major routes, this home is a fantastic opportunity in one of Calgary's fastest-growing communities.