



GRASSROOTS
REALTY GROUP

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**106 Lucas Crescent NW
Calgary, Alberta**

MLS # A2263068



\$730,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Hood fan

OPEN HOUSE Oct 11 (1-3PM) ALI welcome !!!This show home condition house has Total 5 Bedrooms!!, 3 and half Bathrooms, Super Convenient Location, Fully Completed Basement with Separated Entrance and Separated Kitchen and Laundry! Beautiful private yard comes with back line access. Main floor kitchen with walk in pantry and large center island open to dinning, high ceiling living room space and dining area. There is great space for upstairs bonus room. Master bedroom has large en-suite and walk-in closet. Also there are two more bedrooms, another full-bath in this finish this level. In the basement, it comes with separated kitchen with high quality finished living room space, 2nd laundry sets, and Separated entrance. There are two spacy bedrooms with big windows. Whole basement is finished by the quality work. Back yard has back line access. This is property easy to access Stoney Trail, Deerfoot Trail, Cross iron Mall and Airport. This property is close to shopping area. It's great opportunity to invest or have this house as your new home. This is the house you must see.