



GRASSROOTS
REALTY GROUP

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191 Lucas Common NW
Calgary, Alberta

MLS # A2263852



\$929,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Suite appliances: Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer

FORMER SHOW HOME ALERT | Nestled in the vibrant, family-friendly community of Livingston, this former Cedarglen Homes show home is the definition of style, function, and craftsmanship. Offering a fully developed legal basement suite, and designer upgrades at every turn, this home is truly one of a kind. Step inside and immediately feel the warmth and sophistication that define this property. The main floor features an open-concept layout with soaring 8' interior doors, glass railing, and luxury vinyl plank flooring that flows seamlessly throughout. The living room steals the spotlight with a vertical shiplap feature wall framing a tiled electric fireplace, creating the perfect blend of modern and cozy. The chef's kitchen is both stunning and functional, showcasing quartz countertops, two-tone cabinetry, a large central island, and a full working kitchen for extra prep and storage. The dining nook opens onto your oversized deck, perfect for hosting summer BBQs or enjoying quiet mornings in the sun. A main floor bedroom and full bath offer flexibility for guests, an office, or multi-generational living. Upstairs, the design continues to impress. The primary retreat is a true sanctuary featuring a spa-inspired ensuite with a custom tiled shower, soaker tub with tile ledges, and dual sinks, all finished with quartz countertops. The walk-in closet connects directly to the laundry room, making everyday life effortless. Two additional bedrooms each feature their own walk-in closets, and a bonus room plus a built-in desk area provide the perfect spaces for work, play, or relaxation. The fully finished legal basement suite offers even more possibilities - complete with a separate kitchen, living area, bedroom, and full bathroom. This space is ideal for extended family, guests, or rental income. Every inch of this home reflects thoughtful design and quality finishes from upgraded hardware and

lighting to its seamless blend of comfort and modern flair. Outside, enjoy your completed oversized deck, perfect for entertaining or taking in the peaceful surroundings of Livingston - one of Calgary's most dynamic new communities. Residents here enjoy access to the Livingston Hub, a state-of-the-art community centre featuring a skating rink, splash park, gymnasium, tennis courts, and event spaces. You'll also love the parks, pathways, and playgrounds woven throughout the neighbourhood, plus quick access to Stoney Trail and Deerfoot Trail. If you've been searching for a home that combines designer elegance, practical functionality, and unbeatable value, this is it. Move-in ready, meticulous craftsmanship, and absolutely stunning - this Cedarglen show home is ready to welcome its next owner. Book your private showing today and experience what life in Livingston has to offer.