



GRASSROOTS
REALTY GROUP

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259 Lucas Boulevard NW
Calgary, Alberta

MLS # A2266915



\$509,900

Division:	Livingston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions:	None
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Welcome to Your Perfect Home or Investment Property in Vibrant Livingston! Discover this beautiful park-facing gem offering both stunning views and extra privacy. Featuring 3 bedrooms and 2.5 bathrooms, this bright and modern home is designed for both comfort and function. The open-concept main floor showcases a spacious kitchen island, ideal for family gatherings or entertaining guests, while the large windows fill the home with natural light. Step outside to your rear deck for relaxing summer evenings, and enjoy the convenience of a detached double-car garage. The unfinished basement with a side entrance and large windows offers endless possibilities for future development or a potential secondary suite (subject to city approval). Livingston is one of Calgary's most exciting new communities, offering exclusive resident access clubhouse, fitness center, splash park, and more. Located minutes from the future Green Line C-Train and bus stops, commuting and city access couldn't be easier. Don't miss this rare opportunity to own a home that perfectly blends style, value, and an incredible community lifestyle!