



GRASSROOTS
REALTY GROUP

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241 Lucas Avenue NW
Calgary, Alberta

MLS # A2267912



\$549,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Landscaped, Paved, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-G d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: n/a

The ULTIMATE IN LUXURY BUNGALOW LIVING !!! CORNER UNIT with LOTS OF NATURAL LIGHT & AC System. This home features a STUNNING VAULTED CEILINGS and a MODERN STYLE KITCHEN. Master bedroom with large walk in closet and four piece Ensuite with full size shower and vanity with double sinks. Beautifully finished with REAL HARDWOOD FLOORS, gorgeous quartz counter top in the kitchen and Ensuite, triple pane windows as well as a fully upgraded kitchen complete with all stainless steel appliances. Minutes away from Deerfoot and Stoney trail, enjoy access to all amenities along with Livingston's world-class over 35,000 square feet of The Hub in Livingston for year round amenities exclusively for Livingston residents. Make this Bungalow your HOME today !