



**241 Lucas Avenue NW  
Calgary, Alberta**

**MLS # A2267912**



**\$549,900**

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

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