



GRASSROOTS
REALTY GROUP

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233 Lucas Manor NW
Calgary, Alberta

MLS # A2269217



\$650,000

Division:	Livingston		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,054 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

FORMER SHOWHOME ALERT! This immaculate corner-lot detached home is the one you've been waiting for — and yes, it still shows like a showhome! From the moment you step inside, you'll notice the upscale finishes, thoughtful upgrades, and the exceptional care that's gone into maintaining this home. As a former show suite, it's packed with extras that elevate it far beyond your typical property. With a rare fully developed layout that includes a main floor walkout, every inch of this home is bright, functional, and move-in ready — all above grade. The spacious tandem double garage offers tons of extra storage, while the landscaped and fenced backyard with large patio doors is ideal for summer evenings and family gatherings. Inside, the cozy family room with an electric fireplace creates the perfect atmosphere for relaxing. The second level is where you'll find your gourmet kitchen, complete with quartz countertops, custom tilework, stainless steel appliances, and a stylish dining and study area. On the third level — perched on higher elevation — the bedrooms boast fantastic views, and the natural light floods in from every angle. Additional upgrades include luxury vinyl plank flooring, designer accents in every bathroom, and even a full washer and dryer package. Also the home has brand-new siding, shingles, and eaves (all updated this year), plus plenty of storage throughout the home. If you're looking for something truly special that stands apart from the rest, this is the home you need to see. It's not just move-in ready — it's a showstopper.