



**GRASSROOTS**  
REALTY GROUP

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522 Lucas Boulevard NW  
Calgary, Alberta

MLS # A2271990



**\$599,800**

|           |                      |        |                  |
|-----------|----------------------|--------|------------------|
| Division: | Livingston           |        |                  |
| Type:     | Residential/House    |        |                  |
| Style:    | 2 Storey             |        |                  |
| Size:     | 1,738 sq.ft.         | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                    | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad          |        |                  |
| Lot Size: | 0.07 Acre            |        |                  |
| Lot Feat: | Back Lane, Back Yard |        |                  |

|             |                                   |            |     |
|-------------|-----------------------------------|------------|-----|
| Heating:    | ENERGY STAR Qualified Equipment   | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -   |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -   |
| Basement:   | Full                              | LLD:       | -   |
| Exterior:   | Concrete, Wood Frame              | Zoning:    | R-G |
| Foundation: | Poured Concrete                   | Utilities: | -   |
| Features:   | Kitchen Island                    |            |     |

|             |      |
|-------------|------|
| Inclusions: | None |
|-------------|------|

Welcome to this beautifully finished 1,738 sq ft home in the vibrant community of Livingston. Designed with modern living in mind, this three-bedroom, two-and-a-half-bath property combines style, comfort, and function. The main floor features 9-foot ceilings, luxury vinyl plank flooring, and a bright open-concept layout, perfect for everyday living and entertaining. The chef-inspired kitchen is complete with quartz countertops, extended upper cabinetry, stainless steel appliances, a built-in microwave, a chimney hood fan, and a knock-down ceiling finish. Upstairs, you will find three generously sized bedrooms, including a primary suite, a spa-like ensuite with dual sinks and a walk-in shower, and a spacious walk-in closet. A full bathroom and a convenient laundry room with extra shelving complete the upper level. Plenty of natural light and thoughtful upgrades throughout add to the home's appeal. A separate side entrance provides direct access to the unfinished basement. With its modern finishes, functional layout, and sought-after location, this home is an ideal choice for families.