



GRASSROOTS
REALTY GROUP

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131 LUCAS Boulevard
Calgary, Alberta

MLS # A2272583



\$499,000

Division:	Livingston		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,663 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA
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Welcome to this stunning END-UNIT townhome in the heart of Livingston, offering over 1,600 sq. ft. of bright, modern living across three well-designed levels. The main floor features an open-concept layout with large windows that fill the space with natural light. Enjoy a spacious living room, full dining area, and a stylish kitchen with ample cabinetry, a large island, and quality finishes—perfect for everyday living and entertaining. The second level offers two generous bedrooms, each with excellent closet space, plus a full bathroom and convenient laundry. The third level is dedicated to the impressive primary suite, complete with a large walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. This private top-floor retreat is a rare and highly desirable feature. Outside, you’ll love the fully fenced backyard, ideal for kids, pets, or summer gatherings. The rear parking pad provides convenient off-street parking with potential for a future garage. Located in vibrant Livingston, you’re close to parks, playgrounds, pathways, and the popular Livingston Hub with its state-of-the-art amenities. Quick access to Stoney Trail makes commuting easy. A spacious, stylish end-unit townhome with a private top-floor primary retreat—this one is a must-see!