



**GRASSROOTS**  
REALTY GROUP

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**438 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2274868**



**\$849,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,589 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

The Columbia 26 is a brand-new home built by Brookfield Residential, ready for immediate possession! Situated on an oversized conventional pie lot (not zero lot) with 4 bedrooms on the upper level and featuring nearly 2,600 square feet of developed living space + a full basement with private side entrance. Featuring 2 living areas, a home office space, 4 bedrooms above grade and 2.5 bathrooms, this home offers the perfect space for a large family! Upon entry a grand foyer provides plenty of space with sight lines from the entryway to the back of the home and main living area. Walls of windows across the back of the home allow natural light to fill the space all day long. The home boasts a central gourmet kitchen with an expansive pantry that has direct access to the mudroom for everyday convenience. The kitchen is complete with a chimney hood fan, built-in wall oven & microwave and a gas cooktop. The kitchen is complete with a large central island and open to the main living and dining space - making it the perfect place to host guests. Warm wood tones and a timeless design palette flow effortlessly throughout the home - creating a space that is beautiful today and will offer exceptional resale value long term. The main level is complete with a private flex space, perfect for a home office with double doors providing added privacy. A central gas fireplace on the main level is the perfect addition for cool winter nights. The main level is complete with 3 closets, an expansive mud room and 2 pc powder room. The upper level has a central bonus room that separates the primary suite from the other 3 bedrooms. The primary suite overlooks the backyard and has a large ensuite with dual sinks, a walk-in shower and soaker tub, in addition to the oversized walk-in closet. Three more large bedrooms, with walk-in closets and double closets,

provide ample space for children and a full 5pc bathroom with double sinks and laundry room complete the upper level. The undeveloped basement includes a private side entrance and offers endless possibilities with rough-ins already in place!&nbsp;Located in the new community of Livingston, this home includes Alberta New Home Warranty as well as the builder's warranty, allowing you to purchase this brand-new home with peace of mind.