



**GRASSROOTS**  
REALTY GROUP

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1207, 55 Lucas Way NW  
Calgary, Alberta

MLS # A2283088



**\$428,800**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Electric, Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** NONE

Bright and Spacious with Functional layout! Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit, loaded with upgrades, well located in Logel Homes' Livingston Views &dash; Livingston's vibrant, growing community. This home offers easy access to airport, downtown, shopping, dining, and major highways including Stoney Trail & Deerfoot Trail. Enjoy the upgraded Executive kitchen with open design and upgraded with a premium stainless-steel appliance package; built-in wall oven and microwave cabinet tower, quartz counters, oversize center island with large undermount sink, overlooking the huge living room and dining room with patio doors to oversize balcony (20'x6') where you can enjoy your BBQ and decorate with your favorite patio furniture. The Spacious Master bedroom includes a large ensuite bath: with double sinks with large quartz counter, toilet with separate door and a walk in closet with door. Spacious 2nd bedroom: - with windows on both sides which is an added feature of this corner unit. 2nd bathroom upgrade includes a walk in shower with glass doors, quartz counters. Other features of this beautiful unit: - 9-Ft. Ceilings, a breathe easy with Logel Homes' exclusive fresh air intake system, in unit Air Conditioning unit, spacious entry and a large laundry room with ample storage space. This unit also comes with a titled heated underground parking and an assigned storage unit. Accessibility feature: Ram to exterior front building entrance from parking stall.