



**244 Lucas Avenue NW
Calgary, Alberta**

MLS # A2299025



\$716,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Basement: Dishwasher, Washer, Dryer, Stove, Refrigerator, Hood Fan

Welcome to this immaculate, SOUTH FACING 4 BED 3.5 BATH home with a LEGAL BASEMENT SUITE in the highly desirable community of Livingston. With over 2,830+ sq.ft. of beautifully developed living space and numerous builder upgrades, this home perfectly balances modern design with comfortable, family-focused living. Step inside to a bright, open-concept main floor where oversized south-facing windows flood the space with natural light. The inviting living area seamlessly connects to a stylish, upgraded kitchen with built-in appliances, offering ample cabinetry, generous counter space, and a spacious dining area perfect for both everyday living and entertaining. A main-floor den provides an ideal work-from-home space or flexible use, while the rear mudroom with built-in bench and storage keeps everything organized. A convenient 2-piece bath completes the level. Upstairs, you’ll find three generously sized bedrooms, including a tranquil primary retreat with a luxurious 4-piece ensuite. The versatile bonus room is perfect for movie nights, a play area, or a second office, and upper-floor laundry adds everyday convenience. The fully developed 1 Bed LEGAL basement suite with a separate entrance is a standout feature, offering incredible flexibility and income potential. Complete with a full kitchen, full bathroom, separate laundry, and a spacious living/recreation area, it’s ideal for extended family, guests, or generating rental income. Loaded with premium upgrades, this home includes permanent exterior holiday lighting, smart blinds, triple-pane windows, 9-ft ceilings on both the main floor and basement, a fire suppression system, and a double garage with a thermostatically controlled heater and EV charger readiness. Enjoy the fully landscaped and fenced backyard, complete with trees, shrubs, and swing/hammock hooks perfect for relaxing

or entertaining. Located in the vibrant, family-friendly community of Livingston, this home offers a smart layout, modern finishes, and exceptional income potential. A rare opportunity that truly checks every box, book your private showing today.