



**70 Lucas Heath NW  
Calgary, Alberta**

**MLS # A2303561**

**\$599,900**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Landscape rebate of \$2000 included when you complete the front landscaping within the first calendar year.

Welcome to Cedarglen Homes Langdon Model &ndash; A Laned Quick Possession Home in Livingston. This floor plan offers 1,760 sq. ft. of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. This home notably features a bright and functional main floor including a versatile flex room, while the upper bonus room provides additional living space. Located on a sunshine lot, additional features including a side entry with rough ins for the basement provides future development potential to suit your needs. Lastly, a completed deck with BBQ gas connection for outdoor enjoyment, this home is designed for comfort, function, and future potential. Photos are representative.