



**49 Lucas Grove NW
Calgary, Alberta**

MLS # A2303685



\$689,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Basement Suite Appliances: Electric Range, Refrigerator, Dishwasher, Washer. Dryer, OTR Microwave		

Welcome to this beautifully built home in the vibrant community of Livingston, offering a thoughtfully designed layout and the added value of a fully legal 1-bedroom basement suite. With 3 bedrooms and 2.5 bathrooms above grade, this property delivers both style and versatility for homeowners and investors alike. The main level showcases a refined, contemporary aesthetic with numerous upgrades throughout, including designer cabinet colours, elevated tile selections, and cohesive finishes that create a clean, modern feel. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat complete with a private ensuite and ample closet space. The additional bedrooms, bonus room and full bathroom are thoughtfully positioned to accommodate family or guests. The fully legal basement suite offers a private 1-bedroom, 1-bathroom layout with its own entrance and separate laundry, providing excellent potential for rental income, multigenerational living, or added flexibility. Outside, enjoy a professionally built tiered deck that extends your living space and creates a perfect setting for summer gatherings or backyard lounging. The oversized garage adds exceptional functionality with ample room for vehicles and storage. New siding and singles in 2025. Located in Livingston, a growing north Calgary community known for its amenities, green spaces, and access to major routes, this home presents a complete package of design, comfort, and income potential.