



**340 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2124221**



**\$939,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Livingston   |               |                  |
| <b>Type:</b>     | Residential/House                                      |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,621 sq.ft.   | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive |               |                  |
| <b>Lot Size:</b> | 0.09 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, Rectangular Lot  |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <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, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Microwave (in suite), electric stove (in suite), refrigerator (in suite), dishwasher (in suite)  |                   |     |

Welcome to this JAYMAN BUILT owner occupied house with a legal suite basement located in the well established community of Livingston. This two storey house provides you over 3500 sqft of living space and some exceptional features like MAIN FLOOR BEDROOM AND FULL WASHROOM, FULLY FINISHED LEGAL BASMENT SUITE and SPICE KITCHEN. The beautifully designed main floor comes with the bedroom and full washroom. Step towards the huge living room and oversized kitchen with dark cabinets and quartz countertops and spice kitchen is always an advantage. Don't stop here step up to the second floor to discover an exquisite interior featuring a large bonus room flooded with morning sunlight. The spacious master bedroom beckons with its luxurious 5-piece ensuite bath. additionally you have two more bedroom with a common 4 piece washroom. It doesn't end here you need a space to focus and be productive? Look no further than the generously sized office/den perfect for the work-from-home professional. Descending to the full finished legal suite basement with separate entry completes the house. Basement comes with living room, bedroom, kitchen, full bath and utility room. This gem not gonna stay long in the market, so hurry up and call for your private viewing today!!!!