



**388 Lucas Boulevard NW
Calgary, Alberta**

MLS # A2138223



\$769,000

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|------------------|------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,759 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, See Remarks | | |

| | | | |
|--------------------|------------------------------|-------------------|-----|
| Heating: | High Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: na

Beautiful 2 story home in Livingston, Main floor featuring a nice open plan with kitchen, center island with sink and separate eating area. Family room with gas fireplace, nice big windows for plenty of sunlight. Main floor has a bedroom/den and full 3 pc bath. Upstairs has 3 bedrooms. Primary master with 3 piece ensuite and walk in closet, 2 additional bedrooms, 4 piece bathroom and bonus room. Basement is fully finished with a legal 1 bedroom suite with separate entrance and laundry. This house has central air conditioning, a newly built deck and not to mention double detached garage.