



**203 Lucas Close NW  
Calgary, Alberta**

**MLS # A2150055**



**\$929,999**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	5
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** none

LEGAL BASEMENT SUITE BRAND NEW OVER 3300 SQ FT LIVING SPACE LEGAL 3 BEDROOMS SUITE. TOTAL OF 8 BEDROOMS .MAIN FLOOR BEDROOM FULL BATHROOM SPACIOUS KITCHEN STAINLESS STEEL APPLIANCES GAS STOVE CHIMNEY HOOD FAN OVERSIZE ISLAND AND WALK IN PANTRY LIVING ROOM WITH ELECTRIC FIREPLACE DINING ROOM BIG OVERSIZE WINDOWS 9 FT CEILINGS .UPSTAIRS TOTAL 4 BEDROOMS 2 MASTER BEDROOMS WITH ENSUITES OTHER 2 BEDROOMS HAVE SHARED BATHROOM LAUNDRY ROOM VAULTED BONUS ROOM WITH POT LIGHTS..3 BEDROOM LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE AND LAUNDRY KITCHEN WITH STAINLESS STEEL APPLIANCES GRANITE COUNTERTOPS LIVING ROOM..220 VOLT CAR CHARGER FOR YOUR ELECTRIC CHARGER .OVERSIZE 31 FT WIDE AND 135 FT LONG LOT. .CLOSER TO ALL AMENITIES