



482 LUCAS Way NW
Calgary, Alberta

MLS # A2175628



\$854,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: NONE

Discover this brand-new, fully upgraded single-family home in the sought-after Livingston area, boasting an upper-floor view and a side entrance to the basement. This residence features four bedrooms upstairs, a main-floor den, nine-foot ceilings, and LVP flooring throughout. The kitchen and bathrooms are adorned with quartz countertops, higher cabinets, stainless steel appliances, a built-in microwave, and a chimney hood fan. The staircase is enhanced with wrought iron spindles, complemented by an upgraded lighting package. A double attached garage adds convenience. The upper floor hosts four bedrooms, including a spacious master with a walk-in closet and a large ensuite with double vanity sinks, a separate bathtub, and a shower. A large bonus room and a functional laundry room with shelves complete this level. The main floor offers a large living room, a sizable den with a closet, and a spacious kitchen and dining area with a sliding door leading to a future deck. The basement features a side entrance, a large window, and a rough-in for a bathroom. Located close to parks, playgrounds, shopping, and major roads, this home is ideally situated for convenience and lifestyle.