



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14 Lucas Close NW
Calgary, Alberta

MLS # A2200445



\$649,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None
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Stunning 1800+ Sq. Ft. Home in Livingston, NW Calgary Discover this beautifully designed home in the sought-after community of Livingston, offering over 1,800 sq. ft. of modern living space. The main floor features a versatile den, a 2-piece bathroom, a spacious living room, and a stylish kitchen with a pantry. A dedicated dining area, a convenient back entrance leading to a deck, and a side entrance to the unfinished basement (with 3-piece rough-ins completed by the builder) add to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a private ensuite bathroom and walk-in closet. A bonus room provides extra living space, while a second full bathroom and a convenient upper-floor laundry room complete the level. This home is ideally located close to all amenities, with easy access to Stoney Trail, schools, playgrounds, movie theatres, Walmart, Costco, Superstore, and more! Don't miss the opportunity to own this exceptional home—schedule your viewing today!