



**GRASSROOTS**  
REALTY GROUP

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**23 Lucas Boulevard NW**  
**Calgary, Alberta**

**MLS # A2206238**



**\$764,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,833 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Stunning 5-Bedroom Home in Vibrant Livingston! Welcome to your dream home in the sought-after Livingston community! Offering over 2,600 sq. ft. of total living space, this beautifully upgraded 5-bedroom, 4-bathroom home is designed for both comfort and functionality. Stay cool and comfortable all summer with central air conditioning, a must-have feature as the warmer months approach! Step outside and enjoy the custom-installed Gemstone lighting—a premium, smart LED system that offers year-round customizable lighting for every occasion, from festive holiday displays to elegant everyday ambiance. Inside, the modern kitchen features a gas range stove, built-in microwave, sleek countertops, and ample cabinetry, leading to a walkout deck—perfect for morning coffee or entertaining guests. The open-concept layout is both stylish and practical, with luxury vinyl plank flooring and large windows that flood the space with natural light. Upstairs, the primary suite boasts a 4-piece ensuite, accompanied by two additional bedrooms, a spacious bonus room, a shared 4-piece bathroom, and a convenient laundry area. The separate side entrance provides excellent flexibility, leading to a fully finished basement complete with two bedrooms, a large recreation room, and a 4-piece bathroom—ideal for rental income or extended family. Enjoy pure, soft water throughout the home with the installed water softener, ensuring better-tasting water, spot-free dishes, longer-lasting appliances, and healthier skin and hair when bathing or showering. The home is also roughed in for a central vacuum system for added convenience. Livingston is a master-planned community offering 35,000 sq. ft. of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a community hall with a commercial kitchen. Plus,

enjoy quick access to Stoney Trail and Deerfoot for easy commuting. Check out the 3D virtual tour to explore this incredible home!