



**GRASSROOTS**  
REALTY GROUP

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208 Lucas Place NW  
Calgary, Alberta

MLS # A2210904



**\$629,900**

|           |                                                   |        |                  |
|-----------|---------------------------------------------------|--------|------------------|
| Division: | Livingston                                        |        |                  |
| Type:     | Residential/House                                 |        |                  |
| Style:    | Bungalow                                          |        |                  |
| Size:     | 979 sq.ft.                                        | Age:   | 2024 (1 yrs old) |
| Beds:     | 4                                                 | Baths: | 3                |
| Garage:   | Parking Pad                                       |        |                  |
| Lot Size: | 0.06 Acre                                         |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot |        |                  |

|             |                                                                                                                 |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                      | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                 | Condo Fee: | -   |
| Basement:   | Finished, Full, Separate/Exterior Entry                                                                         | LLD:       | -   |
| Exterior:   | Wood Frame                                                                                                      | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                 | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water |            |     |

Inclusions: N/A

Brand new bungalow in the NW side of Livingston. It features finished basement with side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and LVP floor in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, and 1 full bathroom. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. \*\* 208 Lucas Place NW \*\*