



**GRASSROOTS**  
REALTY GROUP

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**199 Lucas Terrace NW**  
**Calgary, Alberta**

**MLS # A2228943**



**\$989,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,601 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Insu		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	All TV Wall Brackets (Not the TV's)		

What an Incredible find!! This home is in immaculate condition and offers over 3,600 SqFt of living space. On the main floor, you'll find the amazing kitchen with granite countertops, upgraded stainless steel appliances which includes a wall oven & a wall microwave, full height soft close cabinets, an absolutely massive center island, & a spacious corner pantry. This floor also has a very large dining room, a cozy living room with a gas fireplace, a 2 piece guest bathroom, & a walk-in mudroom closet. The 4 panel patio doors lead to the huge deck (26'x12') that spans the entire width of the house and offers stunning views all the way to the mountains. The deck has also been upgraded with glass railings, privacy side screens, and a BBQ gas line. Upstairs you'll find 3 huge bedrooms, a bonus room, laundry room, walk-in linen closet & 2 full bathrooms. The master bedroom comes with a superb ensuite bathroom with in-floor heating, double sinks, a free-standing luxurious tub, an oversized shower with a seating bench & 10mm frameless glass, a closed off water closet, a make-up counter, and a walk-in closet. The fully finished walk-out basement is just gorgeous. It has a guest bedroom, a stylish full bathroom with in-floor heating, an office area, a bright & open living room with home theatre all wired in, and a wet bar. The west facing backyard is private, has a pergola, and is fully landscaped & fenced. Luxuries include: air conditioning, new roof (Dec 2024) with 6 solar panels, upgraded flooring, 9 foot knockdown ceilings, quartz in all bathrooms, EV plug in the garage, 2 zone high efficiency furnace, a tankless water heater (on-demand), upgraded baseboards & casings throughout the house, upgraded flooring, and much much more. Close to all sorts of amenities such as schools, playgrounds, shopping, restaurants, grocery stores, transportation, commercial plazas,

Stoney Trail, Airport, & much more. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this impressive Home!