



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1207, 55 Lucas Way NW
Calgary, Alberta

MLS # A2283088



\$428,800

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Electric, Hot Water, See Remarks	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: NONE

Bright and Spacious with Functional layout! Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit, loaded with upgrades, well located in Logel Homes' Livingston Views ‐ Livingston's vibrant, growing community. This home offers easy access to airport, downtown, shopping, dining, and major highways including Stoney Trail & Deerfoot Trail. Enjoy the upgraded Executive kitchen with open design and upgraded with a premium stainless-steel appliance package; built-in wall oven and microwave cabinet tower, quartz counters, oversize center island with large undermount sink, overlooking the huge living room and dining room with patio doors to oversize balcony (20’5” x 6’2”) where you can enjoy your BBQ and decorate with your favorite patio furniture. The Spacious Master bedroom includes a large ensuite bath: with double sinks with large quartz counter, toilet with separate door and a walk in closet with door. Spacious 2nd bedroom: - with windows on both sides which is an added feature of this corner unit. 2nd bathroom upgrade includes a walk in shower with glass doors, quartz counters. Other features of this beautiful unit: - 9-Ft. Ceilings, a breathe easy with Logel Homes' exclusive fresh air intake system, in unit Air Conditioning unit, spacious entry and a large laundry room with ample storage space. This unit also comes with a titled heated underground parking and an assigned storage unit. Accessibility feature: Ram to exterior front building entrance from parking stall.