



**179 Lucas Heights NW
Calgary, Alberta**

MLS # A2286619



\$894,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

\$\$\$PRICE REDUCTION IN TOTAL \$35,000\$\$\$*** EXCEPTIONAL DEAL IN LIVINGSTON ***TOTAL 7 BEDROOMS HOSUE*** TWO BEDROOMS LEGAL WALKOUT SUITE (Never rent out, like brand new)*** CONVENTIONAL WALKOUT LOT (NO ZERO LINE LOT)| 4 BEDROOMS WITH BONUS ROOM UPSTAIR| ONE BEDROOM AT MAIN LEVEL WITH FULL WASHROOM| SPICE KITCHEN| CENTRAL AIR CONDITIUNER| 8 FT DOORS AT MAIN LEVEL| EXTENDED LIVING ROOM| Welcome to this absolutely stunning show home-style residence that blends luxury, space, and functionality in every detail! This immaculate and spotless home offers 7 spacious bedrooms and 4 full bathrooms, including a rare main-floor bedroom with a full bath—perfect for elderly parents or guests. As you enter, you’re greeted by a beautifully upgraded kitchen featuring stainless steel appliances, elegant cabinetry, and modern finishes, along with a chef’s dream spice kitchen complete with a gas stove and abundant storage. The extended living room flows seamlessly into the dining area, creating an inviting open-concept layout with luxury vinyl plank flooring throughout the main level, and patio doors leading to the deck—ideal for summer BBQs while enjoying scenic views and family gatherings. Upstairs boasts a bright vaulted-ceiling bonus room, a luxurious primary retreat with an upgraded 5-piece ensuite and a huge walk-in closet, three additional generously sized bedrooms, main washroom, and a convenient upper-floor laundry, all complemented by cozy carpeting. The fully finished walkout basement features a legal 2-bedroom suite with a separate entrance, full-size kitchen, spacious living/recreation area, and full bathroom, stacked washer & dryer—perfect for extended family or excellent rental income potential. This exceptional home

truly has everything you've been dreaming of—don't miss this incredible opportunity and book your private showing today!