



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**198 Lucas Heights NW  
Calgary, Alberta**

**MLS # A2295301**



**\$874,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,292 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed and fully Upgraded home located in the sought-after community of Livingston NW. Situated on a over 4200 sq. ft. lot, this 7 bedroom, 3.5 -bathroom home offers over 2292 sq. ft. of total living space, providing exceptional functionality for large families or multi-generational living. The main floor features an open-concept layout with Main floor bed & full washroom with standing shower & a gourmet kitchen complete with quartz countertops, full-height cabinetry, gas cooktop, built-in wall oven and microwave, chimney hood fan, Ekectric fire place and Featured wall to mount tv , and a spacious butler pantry and walk in pantry with additional cabinetry and second sink. The spacious living and dining areas lead to a raised deck overlooking the fully landscaped and fenced backyard. A room on the main floor is ideal for a home office, guest bedroom, or playroom. Upstairs offers a large bonus room, convenient upper-floor laundry with built-in shelving, and four generously sized bedrooms. The primary suite includes a walk-in closet and a spa-inspired ensuite featuring double vanities, a soaker tub, and separate standing shower with glass . A spcious bonus room with big window on 2nd floor .A second washroom , shared for other 3 bedrooms . The fully finished basement ( not legal )features 9-foot ceilings, a large recreation area with , 2 big rooms , full bathroom, and separate laundry area&mdash;ideal for extended family living. This house also has back alley , which is very hard to find in Front garage house nowadays. Additional highlights include a double attached garage with wrap-around exterior lighting, an extra cement-paved front parking stall, two high-efficiency furnaces, central air conditioning, and close proximity to parks, walking paths, transit, schools, shopping, and major roadways. An excellent opportunity to own a spacious,

move-in-ready home having upgrades worth \$70 k in a growing NW community. Book your private showing today. One of the seller is licensed real estate agent.