



**35 Lucas Terrace NW
Calgary, Alberta**

MLS # A2301516



\$839,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Huge Price Reduction!!! Exceptional Family Home with a Walkout Legal Suite and a Spice Kitchen in the Highly Sought-After Community of Livingston NW Calgary. Welcome to this beautifully designed and spacious home offering approximately 2,240 sq ft of above-grade living space, plus a fully developed 2-bedroom legal basement suite on a walkout lot—perfect for multi-generational living or generating rental income. Boasting a rare 26 ft wide footprint in this price range (most of its competitors are 24 ft wide), this property offers a noticeably wider, more open and comfortable layout, enhancing both everyday living and overall functionality. Ideally located in one of NW Calgary’s fastest-growing and family-friendly communities, this home combines modern comfort with everyday convenience—just minutes from parks, future schools, shopping plazas, major roadways, and the Livingston Hub. Step inside to an inviting and functional main floor featuring large windows that lets in an abundance of natural light throughout. The open-concept layout is perfect for both everyday living and entertaining, centered around a stylish kitchen with ample cabinetry, a convenient island, and quality finishes, seamlessly connecting to the dining area and spacious living room. A versatile main floor flex room offers the perfect space for a home office, study, or additional guest area—ideal for today’s flexible lifestyles. Upstairs, you’ll find three well-proportioned bedrooms, including a comfortable primary retreat complete with a walk-in closet and private ensuite. Two additional good-sized bedrooms provide ample space for family members or guests, complemented by a versatile bonus room and convenient upper-level laundry for added functionality. Step out onto the elevated deck and take in beautiful mountain views—a

rare and highly desirable feature that adds to the home's appeal and creates the perfect setting for relaxing or entertaining. The fully developed walkout basement legal suite is a standout feature, offering: 2 spacious bedrooms A full kitchen Separate living area Private entrance —making it ideal for tenants, extended family, or additional mortgage support. Enjoy the added value of a large, fenced west facing backyard, perfect for relaxing or entertaining, with plenty of outdoor space to enjoy Calgary's summer months with your pets. This property offers the perfect blend of modern living, income potential, and long-term value in a thriving community—an outstanding opportunity for both homeowners and investors alike.