



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**70 Lucas Heath NW
Calgary, Alberta**

MLS # A2303561



\$589,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Landscape rebate of \$2000 included when you complete the front landscaping within the first calendar year.

Welcome to Cedarglen Homes Langdon Model – A Laned Quick Possession Home in Livingston. This floor plan offers 1,760 sq. ft. of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. This home notably features a bright and functional main floor including a versatile flex room, while the upper bonus room provides additional living space. Located on a sunshine lot, additional features including a side entry with rough ins for the basement provides future development potential to suit your needs. Lastly, a completed deck with BBQ gas connection for outdoor enjoyment, this home is designed for comfort, function, and future potential. Photos are representative.