



GRASSROOTS
REALTY GROUP

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74 Lucas Heath NW
Calgary, Alberta

MLS # A2303606



\$579,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 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: n/a

Welcome to the Cedarglen Homes Walsh Model - A Laned Quick Possession Home in Livingston. This unique floorplan offers 1,594 sq. ft. of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. The open concept main floor is bright and inviting. Complemented by a sunshine basement, this home features a side entry with basement rough ins, ideal for potential 2 bedroom basement development. Enjoy outdoor living with a completed deck and make a great first impression with the oversized front porch adding curb appeal. The upper bonus room provides additional flexible living space for families or entertaining. A perfect blend of function and future potential. Photos are representative.