



**49 Lucas Grove NW  
Calgary, Alberta**

**MLS # A2303685**



**\$674,900**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                        |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 1,758 sq.ft.                      | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Oversized |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Basement Suite Appliances: Electric Range, Refrigerator, Dishwasher, Washer, Dryer, OTR Microwave   |                   |     |

Welcome to this beautifully built home in the vibrant community of Livingston, offering a thoughtfully designed layout and the added value of a fully legal 1-bedroom basement suite. With 3 bedrooms and 2.5 bathrooms above grade, this property delivers both style and versatility for homeowners and investors alike. The main level showcases a refined, contemporary aesthetic with numerous upgrades throughout, including designer cabinet colours, elevated tile selections, and cohesive finishes that create a clean, modern feel. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat complete with a private ensuite and ample closet space. The additional bedrooms, bonus room and full bathroom are thoughtfully positioned to accommodate family or guests. The fully legal basement suite offers a private 1-bedroom, 1-bathroom layout with its own entrance and separate laundry, providing excellent potential for rental income, multigenerational living, or added flexibility. Outside, enjoy a professionally built tiered deck that extends your living space and creates a perfect setting for summer gatherings or backyard lounging. The oversized garage adds exceptional functionality with ample room for vehicles and storage. New siding and singles in 2025. Located in Livingston, a growing north Calgary community known for its amenities, green spaces, and access to major routes, this home presents a complete package of design, comfort, and income potential.