



GRASSROOTS
REALTY GROUP

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277 Lucas Avenue NW
Calgary, Alberta

MLS # A2303719



\$474,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 251
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-G d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: None

Welcome to this lovely townhouse bungalow in the desirable community of Livingston. This stunning home offers over 1800 sq ft of living space, all professionally developed by the builder. The home features grand vaulted ceilings throughout the living, dining and kitchen area, luxury vinyl plank flooring and upgraded stainless steel appliances. The spacious living room features a large window that allows in plenty of natural light. The expansive kitchen features upgraded two-tone cabinetry, a large island with breakfast bar and an adjacent dining area. The home offers a main floor den currently being used as a pantry. Relax in the spacious primary bedroom with a luxurious ensuite bathroom featuring an upgraded walk-in shower with glass enclosure and a large walk-in closet. A conveniently located powder room, closet, mud room and door to access the single car garage, completes the main floor. The lower level features 9 foot ceilings, spacious family room with enough extra space for a home office, a large second bedroom with a walk-in closet, a four piece bathroom and a laundry/utility room. Enjoy living in the community of Livingston with nearby shopping, restaurants and easy access to public transit stops and Stoney Trail.