



136 Lucas Street NW
Calgary, Alberta

MLS # A2306158



\$755,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Basement - Washer/Dryer, Refrigerator, Stove		

Discover this beautifully designed 2-storey detached home with double garage in the vibrant community of Livingston NW. Offering 6 bedrooms and 4 full bathrooms, this residence blends modern style, comfort, and functionality—ideal for FIRST-TIME BUYERS OR SAVVY INVESTORS. (KEY FEATURES INCLUDE A LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE, OVERSIZED GARAGE WITH BACK LANE ACCESS, UPGRADED KITCHEN, STAINLESS STEEL APPLIANCES, ELECTRIC FIREPLACE, AND A FULLY FENCED BACKYARD WITH PAVED CONCRETE PATHWAYS.) The main floor welcomes you with a spacious foyer, a bedroom with closet, and a full bathroom. The upgraded kitchen features stainless steel appliances, white cabinetry, quartz countertops, and a generous breakfast bar, seamlessly flowing into the dining area and living room highlighted by an electric fireplace. The layout offers convenient access to the low maintenance backyard, making it ideal for both entertaining and everyday living. The upper level offers a versatile bonus room, ideal for a home office or family lounge, along with 3 spacious bedrooms. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bathroom, and the conveniently located upper laundry adds everyday ease. The legal basement suite with separate entrance features a spacious living area, full kitchen, 2 bedrooms with egress windows, full bathroom, and separate laundry—providing excellent functionality, privacy, and OFFERING RENTAL INCOME POTENTIAL Additional highlights include a double detached garage with rear lane access and concrete pathways for added convenience. Ideally located just steps from the scenic community pond and within walking distance to the Livingston Hub, offering

year-round amenities including splash park, skating rink, tennis courts, and fitness programs for all ages. Conveniently close to schools, parks, transit, shopping, and everyday amenities, with quick access to Stoney Trail for effortless commuting. A complete modern family home offering exceptional value—don't miss this opportunity, book your private showing today.