



**34 Lucas Terrace NW
Calgary, Alberta**

MLS # A2306503



\$789,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement Appliances(Washer/Dryer, electric range, microwave, dishwasher, refrigerator)

Welcome to this beautifully upgraded and well-maintained home located on a quiet street in the heart of Livingston, offering approximately 2,600 sqft of living space along with a 1-bedroom basement legal suite with separate side entrance—perfect for rental income or multi-generational living. Upon entry, you’re greeted by a spacious foyer with a closet, 9 ft ceilings, fresh paint throughout, and newly installed luxury vinyl plank flooring across the main level. The bright open-concept layout features a sun-filled living room with a stunning tiled fireplace feature wall, a convenient 2-piece bathroom, and an enhanced mudroom with added functionality. The chef-inspired kitchen is designed to impress with a large upgraded granite central island, sleek cabinetry, upgraded backsplash, and stainless steel appliances including a built-in microwave and a 5-burner gas stove. Upstairs offers 3 spacious bedrooms, all featuring walk-in closets, along with a dedicated office/den, a bonus room, and a convenient walk-in laundry room. The primary retreat includes a walk-in closet and a luxurious 5-piece ensuite. This home is loaded with upgrades, including central air conditioning, custom closet shelving throughout, modern lighting fixtures, a brand new roof and gutters, permanent architectural exterior (Gemstone) lighting, epoxy-finished garage flooring, and an electric vehicle charging outlet. Enjoy outdoor living in the fully finished backyard complete with composite decking and a patio—ideal for entertaining. Located just steps from ponds, parks, pathways, schools, and major amenities, this home offers the perfect combination of comfort, style, and investment potential.