



GRASSROOTS

REALTY GROUP

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**116 Lucas Street NW
Calgary, Alberta**

MLS # A2308463



\$615,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds		

Welcome to Livingston NW! This stylish 2-storey laned home offers 1,743 sq. ft. of bright, functional living space with a fresh modern feel throughout. The main floor features a versatile front flex space, a central dining area, and a beautiful middle kitchen complete with a large island, pantry, white cabinetry, herringbone-style backsplash, stainless steel appliances, and plenty of prep and storage space. At the back of the home, the inviting living room creates a comfortable space to relax or entertain. Upstairs, you'll find a spacious bonus room, convenient upper laundry, two good-sized secondary bedrooms, and a generous primary retreat with a walk-in closet and private ensuite featuring dual sinks and a large shower. Central air conditioning adds year-round comfort, while the unfinished basement offers excellent potential for future development. Outside, enjoy a low-maintenance backyard with a cement patio and a double detached garage. Located in the vibrant NW community of Livingston, close to parks, pathways, schools, shopping, and future community amenities, this home blends modern style, comfort, and everyday convenience.