



**116 Lucas Street NW**  
**Calgary, Alberta**

**MLS # A2308463**



**\$625,000**

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

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