



**73 Lucas Heights NW  
Calgary, Alberta**

**MLS # A2309445**



**\$859,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,426 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* 73 Lucas Heights NW \*\*\*&nbsp; An enviable , near-perfect beautiful&nbsp;property in the desired community , Livingston. Very convenient location , easy access to Stoney&nbsp;TR &144AV and even airport area , walk to park and playground , close to shopping center . Enter this lovely 2-storey you will find a great room that is flooded with natural light through all oversized windows ,&nbsp;a chef-inspired kitchen featuring extra cabinetry, soft-close details, quartz countertops, a premium appliance package including the gas stove and a well-designed walk-in pantry&mdash;perfect for both entertaining and everyday living. The kitchen flows seamlessly into a bright great room,&nbsp;a very special 3pc bathroom on the main level for your convenience , and a roomy den area with double french&nbsp;doors . Upstairs you will find 4 bedrooms including the huge master bedroom, an open concept bonus room .&nbsp;Spotless ensuite leads to the laundry room .&nbsp;Let's check the walkout basement , the 2 bedrooms legal suite is truly your mortgage helper , full kitchen , full bathroom and stacked&nbsp;washer and dryer .&nbsp;Also the sellers installed the extra R22 sound-proof insulation between the basement and mail level . Because of the rare-find 45 meters long lot (5274 SF|489.97 SM) , you have a huge southwest-facing backyard , perfect for your future flower or vegetable garden , or enjoy sunshine on your house-wide deck or concrete&nbsp;patio . Best choice in the area , Won't last . Call your agent today !