



GRASSROOTS
REALTY GROUP

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210 Lucas Close NW
Calgary, Alberta

MLS # A2309471



\$949,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: none

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is minutes from major shopping centers. Enjoy the epitome of luxury living!