



GRASSROOTS

REALTY GROUP

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**289 Lucas Avenue NW
Calgary, Alberta**

MLS # A2321187



\$575,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-G d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional END-UNIT townhouse bungalow in the vibrant master-planned community of Livingston, offering 2+3 bedrooms, 3 bathrooms, and over 1,900 sq ft of fully developed living space with a Double attached garage—perfect for families seeking versatility, space, and modern comfort. Step through the front porch into this bright and inviting home featuring luxury vinyl plank flooring throughout the entire home and 9-foot ceilings throughout the main level. The open-concept floor plan showcases the Kitchen, Living, and Dining areas unified by a 10'9" vaulted ceiling. The spacious and bright Living and Dining combination features two large windows flooding the space with natural light and a ceiling fan for added comfort and efficiency, flowing seamlessly into the well-appointed Kitchen. The Kitchen features a centre island with eating bar, quartz countertops, ample cabinetry with soft-closing cabinets and drawers, corner pantry with additional cabinets beside it, and stainless steel appliances—perfect for everyday cooking and entertaining. The generous Master bedroom offers a walk-in closet and a 4-piece ensuite. The main level is completed with a second Bedroom featuring a walk-in closet, a versatile Den, and a 3-piece guest bathroom with a standing shower and seat. Premium features include windows with mirror reflection ensuring privacy while maintaining elegance, and 3 solar tube panels positioned in the Kitchen and 2 bathrooms, providing abundant natural sunlight and night light functionality. The fully finished basement with 8'7" ceiling height and upgraded flooring with plywood below the luxury vinyl plank is an entertainer's dream, featuring a large Recreation room perfect for family gatherings and entertainment, complemented by a 3-piece bathroom. Three well-sized additional bedrooms provide excellent flexibility for

growing families, guests, or home office space (with one bedroom requiring ceiling completion). A bonus flex space is ideal for setting up a hobby corner or dedicated work area. The basement also includes a laundry sink in the furnace room for added convenience and functionality. This end-unit townhouse includes a Double attached garage for secure parking and storage. The community offers 2 visitor parking spaces conveniently located just behind the garage and is professionally maintained with excellent amenities. Located in the sought-after community of Livingston—Calgary's vibrant master-planned community—this home enjoys proximity to nearby shopping, restaurants, and dining options. Easy access to public transit stops and Stoney Trail provides convenient commuting throughout Calgary. The community features the 35,000 sq ft Hub with an ice rink, splash park, and gymnasium—perfect for active families. This is an excellent opportunity to own a spacious, well-maintained townhouse with premium upgrades in one of Calgary's most desirable Northwest communities!