



GRASSROOTS
REALTY GROUP

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33 Lucas Rise NW
Calgary, Alberta

MLS # A2322455



\$619,900

Division:	Livingston		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

SUPER CURB APPEAL!! 2 bedrooms up and full bath ,2 bedrooms down and full bath. Poured concrete sidewalk and concrete window wells. Main level living room has soaring vaulted ceilings, custom kitchen cabinetry, stainless steel appliances and MASSIVE island/eating bar. All countertops are quartz and main floor flooring is a neutral vinyl plank, with neutral carpets in the bedrooms. Two good sized bedrooms separated by a 4 piece bath with tile floors and quartz vanity top. Extra value created with expensive CUSTOM BLINDS throughout that are included. The stackable washer and dryer are handy off the hallway closet. The back door mudroom is convenient and only steps from the garage. The lower level is fully finished with 9' CEILINGS, neutral carpets, 2 generous sized bedrooms and a 4 piece bath with tile floors. The water softener is like new and is included. Outside, EVERYTHING is completed including a zero maintenance fence, concrete patio and extra concrete car parking spot. Lastly, but not least a DOUBLE DETACHED GARAGE has been completed with access off a paved lane. Exceptional value for this clean "like new" home. QUICK POSSESSION.