



GRASSROOTS
REALTY GROUP

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215 Lucas Terrace NW
Calgary, Alberta

MLS # A2326202



\$839,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

A beautifully finished family home in award-winning Livingston NW, offering comfort, and flexibility that works for real family life. This fully developed walk-out basement home offers more than 3100 sq. ft. of total living space, with 5 bedrooms, 3.5 bathrooms, a second-floor flex room, attached double garage, and a never-rented 2-bedroom legal basement suite with its own private entrance and a massive kitchen! Inside, the main floor is bright, open, and easy to live in, with modern finishes, no-carpet house with luxury vinyl plank flooring throughout, quartz countertops, and a kitchen that families will love. The kitchen is well equipped with a Bosch induction cooktop, Samsung s/s steam convection wall oven, microwave, dishwasher, 4-door fridge/freezer combination unit, hood vent, garburator, Kinetico reverse osmosis water filtration system for the main floor sink and fridge, and plenty of space for everyday meals, hosting, and busy mornings. Upstairs, there is room for everyone to spread out! The second-floor flex room is bright, open and perfect for a home office, playroom, homework area, or quiet reading space. The primary bedroom has a beautiful west-facing view, plenty of natural light, a spa-like ensuite, two sinks, and a generous walk-in closet. There are two other bedrooms located on the second floor, each with their own walk-in closet, and sharing a large 4-piece bathroom. Large triple-pane windows bring in great natural light while helping with comfort and efficiency, and the home is equipped with a HRV system, Kinetico water softener and de-chlorinator system, 2 furnaces, 2 hot water tanks, and central air conditioning. The fully finished walk-out lower level is a major highlight. The legal 2-bedroom basement suite has never been rented and features a large, full kitchen, high ceilings, stainless steel appliances, a private entrance, and a bright, welcoming

layout. It is ideal for extended family, multi-generational living, guests, or future rental potential (to help pay off that mortgage!). Outside is where this home really stands out. Sitting on a fully landscaped 4,800 sq. ft. lot, the backyard was designed to be beautiful without demanding your weekends. Over \$80,000 has been invested into the low-maintenance landscaping package, including low-flow irrigation, artificial turf, retaining walls, trees, shrubs, plants, and a poured concrete patio. New 24' x 15' composite deck with glass panels and drink rail is more than twice the size of many standard deck packages in the area, giving you a perfect spot for family dinners, evening sunsets, and summer get-togethers. Recent upgrades since 2023 include 25-year asphalt shingles, new eavestroughs/gutters, oversized composite deck, and professional landscaping. Located close to parks, pathways, ponds, shopping, schools, and transit. this is a warm, functional, move-in-ready home with space for the whole family and a legal suite that adds incredible flexibility.