



GRASSROOTS
REALTY GROUP

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10 Lucas Close NW
Calgary, Alberta

MLS # A2326249



\$558,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Immaculate 3-bedroom, 2.5-bathroom home situated on a spacious corner lot in the highly sought-after community of Livingston NW. Showcasing exceptional curb appeal and thoughtful upgrades throughout, this move-in-ready property offers the perfect balance of style, comfort, and functionality. Step inside to a bright and open-concept layout featuring quartz countertops, stainless steel appliances, and a beautifully appointed modern kitchen designed for both everyday living and entertaining. The main floor offers a clean, contemporary design, while central air conditioning provides year-round comfort. Upstairs, you'll find three generously sized bedrooms, including a tranquil primary retreat complete with a private ensuite bath. The basement features a separate side entrance, offering excellent potential for future development or a possible legal suite (subject to city approval). Recent exterior upgrades include new siding and roof shingles, adding both value and peace of mind. Conveniently located near parks, future schools, shopping, and major commuter routes, this exceptionally well-maintained home is an outstanding opportunity in one of Calgary's fastest-growing family communities.