



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

351 Lucas Way NW
Calgary, Alberta

MLS # A2327682



\$1,598,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,386 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Range Hood x2

ONE OF THE BEST HOMES TO OWN IN LIVINGSTON!! CUSTOM BUILT BY MORRISON HOMES!! BACKING ONTO GREEN SPACE/POND & WALKING PATH!! WALKOUT BASEMENT!! SEPARATE ENTRANCE!! OVERSIZED DOUBLE ATTACHED GARAGE!! 4730+ SQFT OF LUXURIOUS LIVING SPACE!! 5 BEDROOMS 5 BATHROOMS!! 2 MASTER BEDROOM!! EVERY BEDROOM WITH WALK-IN CLOSET!! 10 FT GRAND ENTRY + 9 FT CEILINGS ON ALL FLOORS!! STAMPED CONCRETE IN BACKYARD!! Step into a stunning, light-filled main floor finished with engineered hardwood, featuring a spacious bedroom with walk-in closet and 3pc bath. A den, elegant living area with fireplace and soaring open-to-below ceilings, and a dining space with direct access to the deck create the perfect flow for both everyday living and entertaining. The chef-inspired kitchen is a true showpiece, complete with a MASSIVE waterfall island, high-end finishes, upgraded appliances, spice kitchen, and a walk-in pantry. The statement staircase leads you upstairs where 8 FT DOORS add to the upscale feel. This level offers 3 spacious bedrooms and 3 full baths, including TWO PRIMARY BEDROOMS each featuring luxurious 5pc ensuites with freestanding tubs and custom showers, along with California-style walk-in closets. AN ADDITIONAL VERSATILE ROOM — CURRENTLY USED AS A PRAYER ROOM — CAN EASILY BE USED AS A HOME OFFICE OR NURSERY!! And a generous bonus family room completes the upper level. The WALKOUT BASEMENT showcases modern hexagon flooring and offers a large bedroom with oversized windows and walk-in closet, a massive REC room with electric fireplace, wet bar, and an upgraded 4pc bath. THE BASEMENT STORAGE ROOM CAN EASILY BE USED AS A SECOND BEDROOM, ADDING EVEN MORE

FUNCTIONAL LIVING SPACE! Step outside to a beautifully designed backyard with stamped concrete, two grass areas, and a deck with stairs—perfect for enjoying the serene green space, pond, and walking paths behind. LOADED WITH UPGRADES: 2 A/C UNITS, 2 FURNACES, WATER SOFTENER, SMART HOME FEATURES, CAMERA SYSTEM, WIFI-ENABLED APPLIANCES, ELECTRIC BLINDS, DIMMER LIGHTING, POT LIGHTS, UPGRADED BATHROOMS WITH FULL TILE, CUSTOM SHOWERS, OVERSIZED STAIRCASE, FINISHED GARAGE, OVERSIZED DRIVEWAY, AND MORE. THIS IS A RARE OPPORTUNITY TO OWN A FULLY UPGRADED LUXURY WALKOUT HOME BACKING ONTO NATURE—DON'T MISS IT!!