



GRASSROOTS
REALTY GROUP

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112 Lucas Street NW
Calgary, Alberta

MLS # A2328013



\$660,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Electric Stove x2, Range Hood x2, Refrigerator x2, Dishwasher x2, Washer x2, Dryer x2

| Legal 2 Bedroom Suite | Double Garage | Upgraded Kitchen | Welcome to this bright and open-concept home offering over 2,370 sq ft of developed living space, with 5 bedrooms and 3.5 bathrooms. The main floor features an open layout with an upgraded kitchen showcasing stainless steel appliances, a chimney hood fan, built-in microwave, cabinets that extend to the ceiling, a walk-in pantry, and a large island — perfect for entertaining. The spacious living room offers a fireplace and mantle, and connects seamlessly to the dining space. A conveniently-placed office near the front of the home serves as a great work-from-home space, or den. A half-bath rounds out the main level. Upstairs, you'll find 3 bedrooms plus a bonus room, ideal for a family room or home office. The primary bedroom includes a 4-piece ensuite and a walk-in closet with built-in organizers. The basement is a fully legal suite with a separate entry, featuring 2 bedrooms, a good-sized kitchen, a 4-piece bathroom, and its own laundry — excellent for extended family or rental income potential. Additional upgrades include 9 foot ceilings on the main floor, stone countertops throughout, and fire sprinklers on the main floor and basement for added safety. Outside, enjoy a fully fenced and gated backyard space with a deck perfect for family get-togethers, plus a double detached garage. Located close to several parks, the Livingston Community Centre, and with easy access to Stoney Trail and the airport, this home combines comfort, functionality, and location. An elementary school is currently in the design stage for the community and is expected to complete in the future. A must-see for investors and families looking for space, flexibility, and income potential.

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