



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 Lucas Crescent NW
Calgary, Alberta

MLS # A2329277



\$925,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

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

Inclusions: n/a

Welcome to this exceptional home in the sought after community of Livingston, offering a fully LEGAL BASEMENT SUITE, HIGH END FINISHES, and an impressive layout designed for comfortable everyday living and effortless entertaining. From the moment you step inside, you are welcomed by a spacious foyer that leads past a private main floor office and into the inviting living room, highlighted by stunning coffered ceilings and a beautiful fireplace. The heart of the home is the spacious kitchen, featuring gorgeous cabinetry, ample workspace, and a large pantry, all flowing seamlessly into the generous dining area with direct access to the expansive deck. A convenient mudroom and 2 pc bath complete the main level. Upstairs offers a spacious bonus room, two generous bedrooms, including one with its own walk in closet and private ensuite, while the second also features a walk in closet. A full bathroom, convenient upper level laundry, and an impressive primary retreat complete this level. The primary bedroom offers a large walk in closet and a beautifully appointed 5 pc ensuite designed for relaxation. The fully legal basement suite has been finished to the same exceptional standard as the main home, creating a cohesive look and feel throughout. It features a spacious living room, a beautiful kitchen with a large pantry, a generous bedroom with a walk in closet, a full bathroom, in suite laundry, abundant storage, and direct access to its own private patio. The oversized backyard is one of the largest in Livingston, offering plenty of room for entertaining or simply relaxing outdoors. Enjoy summer evenings on the expansive deck or gather with family and friends around the fire pit while appreciating the space this incredible yard provides. Located close to green spaces and just a short walk to the Livingston Hub, residents enjoy access to a gymnasium,

rentable event and meeting spaces, a splash park, basketball courts, pickleball courts, playgrounds, and seasonal skating. Surrounded by parks, pathways, and recreation, with quick access to major roadways, shopping, restaurants, schools, and everyday amenities, this is an incredible opportunity to own a beautifully finished home in one of Calgary's fastest growing communities.