



GRASSROOTS
REALTY GROUP

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11, 71 Lucas Street NW
Calgary, Alberta

MLS # A2330138



\$499,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,181 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d60
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Don't miss this rare end-unit bungalow in Livingston, offering the ease of single-level living together with exceptional privacy and beautiful views of Lucas Park. Its unique park-side location immediately sets it apart from other homes in the community. The large green space is right beside the home, the living room windows look directly over the park, and there is no house immediately behind. The result is a bright, open, and peaceful setting with far more privacy than you would normally expect in a newer community. Inside, the open-concept main floor allows the kitchen, dining area, and living room to flow naturally together, creating a comfortable space for everyday living and entertaining. Large windows bring in plenty of natural light and keep the beautiful outdoor view connected to the interior. The flexible bedroom layout also allows one of the rooms to be used as a private home office, guest room, or additional bedroom to suit your lifestyle. As an end unit, the home enjoys extra separation from neighbouring properties and an enhanced sense of space. A double attached garage provides added convenience throughout Calgary's changing seasons. Walking paths, playgrounds, and outdoor spaces are only steps away, while quick access to Stoney Trail makes commuting around the city easy. Residents can also enjoy The Livingston Hub, which offers a variety of indoor and outdoor amenities, recreational facilities, community events, and year-round activities. Combining a hard-to-find bungalow design with an end-unit position, direct park views, and outstanding privacy, this home offers a truly special opportunity in Livingston.