



GRASSROOTS
REALTY GROUP

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155 Lucas Terrace NW
Calgary, Alberta

MLS # A2330575



\$949,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,562 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

The HAWTHORNE model by Excel Homes offers the perfect blend of luxury, functionality, and exceptional income potential with a fully LEGAL WALKOUT BASEMENT SUITE. Featuring a striking exterior elevation and thoughtfully designed contemporary finishes, this home is truly a standout in one of Livingston's most sought-after locations. Flooded with natural light, the spacious main floor is designed for both everyday living and entertaining. The Chef-inspired kitchen showcases upgraded stainless steel appliances, quartz countertops, full-height soft-close cabinetry, a chimney-style hood fan, built-in microwave, and a dedicated **SPICE KITCHEN**—a dream for home chefs. A bright living and dining area, along with a tucked-away flex room, provides outstanding functionality and flexibility for today's lifestyle. Upstairs offers **4 spacious bedrooms plus a bonus room**, making it ideal for growing or multi-generational families. The luxurious primary retreat features a spa-inspired 5-piece ensuite and a large walk-in closet. Two of the additional bedrooms include their own ensuite bathrooms, while the fourth bedroom is conveniently located beside another full bathroom. A generously sized laundry room is perfectly positioned off the bonus room. The professionally built **LEGAL WALKOUT BASEMENT SUITE** offers TWO bedrooms + TWO bathrooms, an open-concept layout, stainless steel appliances, quartz countertops, separate laundry, its own furnace, and a dedicated hot water tank. Whether you choose to rent the legal suite as a long-term mortgage helper or enjoy the flexibility of multi-generational living, the possibilities are endless. Perfectly situated **just steps from a playground and nearby parks**, this home is ideal for families with children while still providing exceptional investment flexibility. Whether you're looking for a spacious forever home

for a large family, a property that allows you to live upstairs while renting the legal basement to offset your mortgage, or an outstanding investment opportunity this home delivers. Additional upgrades include **central air conditioning**, upgraded pot lights throughout, a gas line for BBQ on the newly built deck, and the peace of mind of the **Alberta New Home Warranty**. This is truly a rare opportunity to own a beautiful family home with outstanding lifestyle and income potential. Book your private showing today and experience everything this exceptional Livingston home has to offer.