



GRASSROOTS
REALTY GROUP

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247 Lucas Gate NW
Calgary, Alberta

MLS # A2333074



\$569,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this beautiful brand new single family detached home with premium upgrades. ideally located directly across from a future school and playground. Featuring a desirable south-facing backyard, this practical and thoughtfully designed home offers 3 bedrooms and 2.5 bathrooms, making it perfect for families, first-time buyers, investors, or those looking to downsize. Enjoy the convenience of a prime location with less than a one-minute walk to the future school and playground, plus quick and easy access to Stoney Trail, shopping, and other everyday amenities. This is an excellent opportunity to own a quality home in a growing community. Don't miss out, this one is a must-see!