



GRASSROOTS
REALTY GROUP

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80 Lucas Passage NW
Calgary, Alberta

MLS # A2340896



\$849,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage L		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HOME SWEET HOME! Welcome to this stunning and upgraded 2 Storey detached home that was custom-built by Morrison Homes in 2024 in the sought-after community of Livingston! Offering a contemporary stylish design and luxurious upgrades including power blinds throughout with 4 bedrooms, 3 bathrooms and a massive 2,595+ SQFT of above grade living space making it the ideal space for a growing family and multi-generation living. The bright and open concept main floor is highlighted by a spacious living room facing south drenched in natural sunlight and perfectly complimented by a modern glass fireplace and a built-in entertainment centre, large family room, a formal dining room with access to the 14x10 deck, full 3 piece bathroom, foyer and a mud room. The star of the main floor is the chef-inspired luxurious kitchen featuring an oversized granite WATERFALL ISLAND with an eating bar, granite countertops, stunning backsplash, premium stainless steel appliances including a gas range oven, double dishwashers and a separate SPICE KITCHEN/KITCHENETTE with a stove and great additional cooking and pantry space. Water filtration is also included. Upstairs you will find a convenient bonus room with a wet bar that gives you all the space you need for entertaining your family and guests, a wonderful 4 piece bathroom, laundry room with built-in shelving and storage, 4 great-sized bedrooms including the huge primary bedroom with a large walk-in closet perfect for all your needs and the lavish, spa-like 5 piece ensuite bathroom with double vanity sinks, soaker tub and spectacular private shower with a built-in bench. The large unfinished WALKOUT BASEMENT with a separate entrance offers a lot of space for your special touch and great future development and investment potential. Outside, you can find your double attached garage

with additional driveway parking and the huge, private backyard with a spacious deck. Located in one of Calgary's most exciting master-planned communities, Livingston offers access to parks, pathways, community amenities, and easy access to Stoney Trail, Deerfoot Trail, shopping, schools, Vivo Recreation Centre and the airport. MUST VIEW! Book your private viewing of this GEM today!