



GRASSROOTS
REALTY GROUP

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107 Lucas Terrace NW
Calgary, Alberta

MLS # A2342906



\$768,500

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Welcome to this BEAUTIFUL FULL WALKOUT home in the highly sought-after community of Livingston, offering the perfect combination of space, functionality, and family living! This thoughtfully designed home features a bright and open main floor with large windows that flood the space with natural light. The spacious kitchen offers ample cabinet and counter space, a HUGE walk-in pantry, and plenty of room for large family gatherings and entertaining. The main floor office/flex room is ideal for working from home, a kids' playroom, prayer room, or additional family space. Enjoy sunny WEST, facing exposure from your upper deck with beautiful mountain views and stunning evening sunsets. Upstairs, you'll find 3 generously sized bedrooms including a spacious primary retreat featuring mountain views, a large walk-in closet, and a luxurious 5-piece ensuite. A central bonus/family room adds even more functional living space for growing families. The FULL WALKOUT basement is unspoiled and ready for your vision, offering exceptional future development potential with large windows, direct backyard access, and endless possibilities for additional family living space, entertaining, or customization to suit your lifestyle. Located just steps from parks, playgrounds, and walking paths, this is the perfect home for families looking for space to grow while enjoying all the amenities of Livingston, one of NW Calgary's most desirable family communities.