



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Lucas Terrace NW
Calgary, Alberta

MLS # A2343612



\$786,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this absolutely stunning show home style residence, perfectly combining luxury, functionality, and spacious family living. Immaculately maintained and thoughtfully designed, this impressive home offers 7 spacious bedrooms and 4 full bathrooms, including a rare main floor bedroom with a full bathroom, making it ideal for elderly parents, guests, or a home office. From the moment you step inside, you will be impressed by the beautifully upgraded kitchen, featuring stainless steel appliances, elegant cabinetry, modern finishes, a dedicated coffee station, and an oversized pantry complete with a gas stove and ample storage. The extended living room flows seamlessly into the dining area, creating a bright and inviting open concept layout, enhanced by luxury vinyl plank flooring throughout the main level. Patio doors lead to a large deck, providing the perfect setting for summer BBQs, outdoor entertaining, and relaxing with family and friends. The backyard also features a raised garden bed, offering a great space for gardening and outdoor enjoyment, while the property provides scenic views that can be appreciated from the deck and other areas of the home. Upstairs features a bright bonus room with vaulted ceilings, a luxurious primary retreat with an upgraded 5 piece ensuite and oversized walk in closet, three additional generously sized bedrooms, a full main bathroom, and convenient upper floor laundry. The fully finished basement features a legal 2 bedroom suite with a separate entrance, full size kitchen, spacious recreation and living area, full bathroom, and stacked washer and dryer. This versatile space offers excellent mortgage helper potential or comfortable accommodation for extended family. This exceptional home truly has it all: style, space, thoughtful upgrades, and income potential. With its impressive layout, desirable features,

and immaculate condition, this is a rare opportunity you will not want to miss