



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10 Lucas Close NW
Calgary, Alberta

MLS # A2344445

\$565,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cleared, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this stylish corner-lot home in Livingston, built in 2024 and ready for immediate possession. The main level offers a spacious, open layout filled with natural light, making it ideal for both everyday living and entertaining. At the heart of the home is a modern kitchen featuring quartz countertops, stainless steel appliances, plenty of cabinetry, and a walk-in pantry. The upper level includes three comfortable bedrooms, two full bathrooms, and a conveniently located laundry area. The primary suite provides a relaxing private space with its own ensuite bathroom. A separate side entrance leads directly to the unfinished basement, offering flexibility for future development to suit your needs. The home also includes a built-in electric range, refrigerator, dishwasher, microwave, range hood, washer, and dryer. Located near schools, parks, shopping, and convenient commuter routes, this is a fantastic opportunity to own a nearly new home in the growing northwest Calgary community of Livingston.