



GRASSROOTS
REALTY GROUP

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47 Lucas Terrace NW
Calgary, Alberta

MLS # A2346099



\$799,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance		

Inclusions:	NA
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Welcome to this beautifully designed Livingston home offering over 2,900 sq. ft. of developed living space, a fully finished walk-out basement, 4 bedrooms plus a den, 3.5 bathrooms, and an upper bonus room. With a south-west-facing backyard, full-width deck, and excellent natural light throughout, this home is built for comfort, flexibility, and long-term value. The main floor features a bright open-concept layout with luxury vinyl plank flooring, a spacious living and dining area, and a stylish gourmet kitchen with two-tone cabinetry, quartz countertops, an oversized island, and a walk-through pantry with built-ins leading to the mudroom. A private den provides the perfect home office or flex space, while the 2-piece powder room adds everyday convenience. Upstairs, the central bonus room is ideal for movie nights, a play area, or a second lounge. The primary bedroom includes a large walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and upper laundry complete this level. The fully finished walk-out lower level features a private entrance, kitchenette, living and dining area, fourth bedroom, bathroom, laundry, and separate mechanical system. This space is perfect for extended family, guests, or added flexibility. Located in the vibrant community of Livingston, close to parks, pathways, and future commercial amenities, this move-in-ready home offers modern finishes, a functional layout, and outstanding versatility.