



GRASSROOTS
REALTY GROUP

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52 Lucas Street NW
Calgary, Alberta

MLS # A2348032



\$739,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Front		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: refrigerator in suite, dishwasher in suite

Brookfield built - this "Oxford" floorplan features over 2800 sft of living space which includes the LEGAL 1 bedroom basement suite and a main floor bedroom with ensuite bath - perfect for multi-generational living and over \$80,000 in upgrades. The open concept main level features 9' foot ceilings and a generous sized living room which flows in the dining area and kitchen. The gourmet kitchen has a great layout, stainless appliances featuring a gas range and wall ovens, plenty of cabinets and counter space plus an extra large central island with seating. The bedroom and ensuite bath are situated in such a way to offer privacy from the main living area areas and would be perfect for guests, extended family or as a home office. There is also a 2 piece bath and mudroom to complete this level. Upstairs you will find the bonus room, primary bedroom with walk-in closet and spacious ensuite with walk-in shower, 2 additional bedrooms, the main bath and a convenient laundry room. The builder finished basement has a separate entrance to the self-contained LEGAL suite which has a full sized kitchen with a breakfast bar, living room with dining area, good sized bedroom, four-piece bath and laundry. The backyard features low maintenance landscaping and a large deck, plus access to your double detached garage (22'x22') with a Telsa charger (there's also a Telsa charger in the house). This move in ready home faces onto a greenspace and you have great access to major thoroughfares making commuting a breeze. Don't miss out!