



GRASSROOTS
REALTY GROUP

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48 Lucas Green NW
Calgary, Alberta

MLS # A2351395

\$599,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Landscape rebate of \$2000 included when you complete the front landscaping within the first calendar year.

Welcome to the Cedarglen Homes Glenmore Model, a Laned Quick Possession Home in Livingston. This thoughtfully designed floor plan offers 1,818 sq. ft. of living space with 4 bedrooms and 3 full bathrooms. The bright and functional main floor features a bedroom and full bathroom, while the upper bonus room provides additional flexible living space. A side entry, basement rough-ins, and 9' foundation walls offer excellent future potential for development. Enjoy outdoor living with a completed deck and BBQ gas connection. Located on a quiet street with a rear paved lane, this home offers the perfect blend of comfort, functionality, and future potential Photos are representative.