



GRASSROOTS
REALTY GROUP

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197 Lucas Heath NW
Calgary, Alberta

MLS # A2351648

\$699,900



Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	tBD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data

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

Looking for a home that offers flexibility today and future potential? Welcome to the Cedarglen Homes Donnelly II Model, a 2108 sq.ft. Quick Possession Home in Livingston featuring 3 bedrooms and 2.5 bathrooms. The main floor flex room dedicated home office, while the upper bonus room gives you even more space to make your own. The sunshine basement brings in additional natural light, while a separate side entry, basement rough-ins, and 9' foundation walls set the stage for potential future development. Outside, enjoy a completed deck with stairs to grade and BBQ gas connection. Situated on a quiet street, this home checks all the boxes for space, versatility, and long-term potential. NOTE: Photos are representative of a Cedarglen Homes showhome and may not reflect the exact floorplan, finishes or selections of the advertised quick possession home.