



GRASSROOTS
REALTY GROUP

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211 Lucas Close NW
Calgary, Alberta

MLS # A2190832



\$832,950

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This stunning, brand-new 'Purcell 26' home, built by Brookfield Residential, is situated on a spacious corner lot and offers 3 bedrooms, 2.5 bathrooms, and nearly 2,500 square feet of developed living space over two levels. The main level is beautifully finished with elegant two-tone cabinetry in the kitchen and warm vinyl flooring throughout—a perfect choice for families with children and pets! The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for entertaining. The chef-inspired kitchen is complete with upgraded appliances, including a built-in oven, microwave, cooktop, and range hood. A large walkthrough pantry leads directly to the mudroom off the double attached garage, adding everyday convenience. The expansive great room features a wall of windows that flood the space with natural light and offer a beautiful view of the backyard. A central gas fireplace with a tile surround serves as a cozy focal point. Additionally, the main level includes a flexible central den, perfect for a home office or play area, and a 2-piece bathroom for guests. A stylish open spindle railing leads to the upper level, which offers ample space for a growing family. A central bonus room separates the primary suite from the secondary bedrooms, enhancing privacy. The spacious primary suite features a wall of windows at the front of the home and includes a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Adding to its appeal, the primary bedroom boasts dual walk-in closets, providing generous storage. The upper level is complete with two additional bedrooms, a full bathroom, and a conveniently located laundry room. The unfinished basement is a blank canvas, ready for the new owner's vision. With 9-foot foundation walls and rough-ins for a bathroom,

laundry, and sink, future development will be effortless. This move-in-ready home is located in the vibrant new community of Livingston and comes with Alberta New Home Warranty as well as the builder's warranty, giving you peace of mind with your purchase. Photos are from a show home and may not represent the exact property for sale.