

217 Lucas Manor NW
Calgary, Alberta

MLS # A2227534



\$699,900

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| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,900 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting, Zero Lot Line | | |

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|--------------------|--|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: n/a

**** OPEN HOUSE SATURDAY JUNE 7TH, 11AM-1PM & SUNDAY JUNE 8TH, 2025 2PM-4PM **** Welcome to 217 Lucas Manor NW! This beautifully designed 2-storey home with south backyard exposure offers an open-concept layout and tons of upgrades. When you enter the home, you will notice the 9ft ceilings throughout the main floor and a bright open floor plan including an impressive kitchen featuring extended-height cabinets, ample counter space, built-in microwave, walk-in pantry, LED pot lights, and pendant lighting. Upstairs features a spacious bonus room, convenient laundry with Quartz countertops and built ins, and 3 bedrooms including a primary suite with dual sinks and a large walk-in closet. Bright modern finishes, open stair railings, and oversized windows provide an abundance of natural light throughout. Other upgrades include air conditioning, new CLASS 4 SHINGLES, siding, Bosch Dishwasher. This home is move in ready and ready for immediate possession!