

**73 Lucas Heights NW
Calgary, Alberta**

MLS # A2309445



\$869,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,426 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

*** 73 Lucas Heights NW *** An enviable , near-perfect beautiful property in the desired community , Livingston. Very convenient location , easy access to Stoney TR &144AV and even airport area , walk to park and playground , close to shopping center . Enter this lovely 2-storey you will find a great room that is flooded with natural light through all oversized windows , a chef-inspired kitchen featuring extra cabinetry, soft-close details, quartz countertops, a premium appliance package including the gas stove and a well-designed walk-in pantry—perfect for both entertaining and everyday living. The kitchen flows seamlessly into a bright great room, a very special 3pc bathroom on the main level for your convenience , and a roomy den area with double french doors . Upstairs you will find 4 bedrooms including the huge master bedroom, an open concept bonus room . Spotless ensuite leads to the laundry room . Let's check the walkout basement , the 2 bedrooms legal suite is truly your mortgage helper , full kitchen , full bathroom and stacked washer and dryer . Also the sellers installed the extra R22 sound-proof insulation between the basement and mail level . Because of the rare-find 45 meters long lot (5274 SF|489.97 SM) , you have a huge southwest-facing backyard , perfect for your future flower or vegetable garden , or enjoy sunshine on your house-wide deck or concrete patio . Best choice in the area , Won't last . Call your agent today !