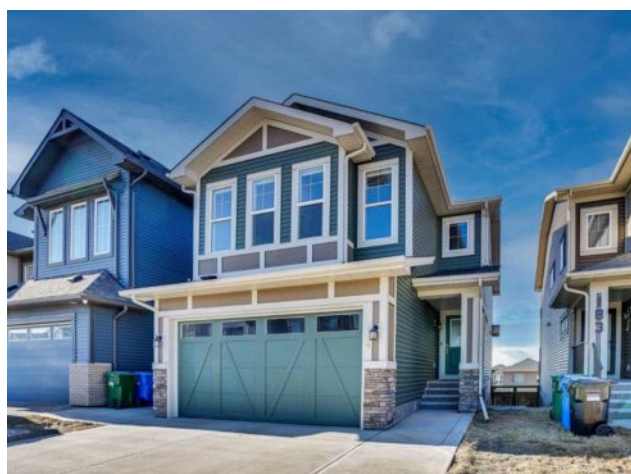


179 Lucas Heights NW  
Calgary, Alberta

MLS # A2311579



## \$893,786

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

\*\*\*MAIN FEATURES\*\*\* 2 BEDROOMS LEGAL SUITE\*\*\* WALKOUT TRADITIONAL LOT\*\*\* TOTAL 7 BEDROOMS\*\*\* SPICE KITCHEN WITH EXTRA CABINETS\*\*\* CENTRAL AIR CONDITIONER\*\*\* EXTENDED LIVING ROOM\*\*\* 8FT DOOR AT MAIN LEVEL\*\*\* CONCRETE PAD AT THE BACK YARD\*\*\* EXTENDED DRIVEWAY\*\*\*MUCH MORE\*\*\* Welcome to this absolutely stunning show home-style residence that perfectly combines luxury, functionality, and spacious family living! Immaculate and meticulously maintained, this impressive home offers 7 spacious bedrooms and 4 full bathrooms, including a rare main-floor bedroom with a full bath—ideal for elderly parents, guests, or a home office setup. From the moment you step inside, you’ll be captivated by the beautifully upgraded kitchen featuring stainless steel appliances, elegant cabinetry, modern finishes, and a chef-inspired spice kitchen complete with a gas stove and ample storage space. The extended living room seamlessly connects to the dining area, creating a bright and inviting open-concept layout enhanced by luxury vinyl plank flooring throughout the main level. Patio doors lead to a large deck, perfect for summer BBQs, entertaining, and enjoying scenic views with family and friends. Upstairs showcases a bright vaulted-ceiling bonus room, a luxurious primary retreat with an upgraded 5-piece ensuite and an oversized walk-in closet, along with three additional generously sized bedrooms, a full main bathroom, and convenient upper-floor laundry. The fully finished walkout basement features a legal 2-bedroom suite with a separate entrance, full-size kitchen, spacious recreation/living area, full bathroom, and stacked washer & dryer—offering excellent mortgage-helper potential or comfortable space for extended family. This exceptional home truly has it

all&mdash;style, space, upgrades, and income potential&mdash;making it a rare opportunity you do not want to miss!