

780-228-4266 al@grassrootsrealtygroup.ca

193 Lucas Place NW Calgary, Alberta

MLS # A2181957



\$849,900

Division:	Livingston					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,349 sq.ft.	Age:	2024 (1 yrs old)			
Beds:	4	Baths:	2 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.09 Acre					
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot, Views					

Floors:Carpet, Ceramic Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, Unfinished, Walk-Out To GradeLLD:-Exterior:Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full, Unfinished, Walk-Out To Grade LLD: - Exterior: Wood Frame Zoning: R-G	Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Exterior: Wood Frame Zoning: R-G	Roof:	Asphalt Shingle	Condo Fee:	-
- 1 · · · · · · · · · · · · · · · · · ·	Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Wood Frame	Zoning:	R-G
	Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions:

N/A

Walk out, brand new, and with beautiful view, welcome to this single family home in the NW side of the Livingston. It features 2348 sqft, 4 bedrooms up and 1 bedroom on the main floor, main floor with 9 feet ceiling and LVP flooring throughout, black faucets and hardware package, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz counter top in the kitchen and bathrooms, wrought iron spindles on the stairs, and upgraded lighting fixtures. Upper floor has 4 bedrooms; large master bedroom with beautiful view, large ensuite with double vanity sinks, and separated bathtub and shower, large bonus room, functional laundry room with shelves, and stairs with a window. Main floor with large foyer, large living room with lots of windows, spacious kitchen and dining area, sliding door to large deck with BBQ gas hook up. And large walk out basement with bathroom rough in. It closes to playground, shopping, and easy access to major roads. ** 193 Lucas Place NW **