

292 Lucas Boulevard NW  
Calgary, Alberta

MLS # A2237409



\$709,900

|           |                                                   |        |                  |
|-----------|---------------------------------------------------|--------|------------------|
| Division: | Livingston                                        |        |                  |
| Type:     | Residential/House                                 |        |                  |
| Style:    | 2 Storey                                          |        |                  |
| Size:     | 1,766 sq.ft.                                      | Age:   | 2023 (2 yrs old) |
| Beds:     | 4                                                 | Baths: | 3                |
| Garage:   | Double Garage Detached                            |        |                  |
| Lot Size: | 0.07 Acre                                         |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot |        |                  |

|             |                                                                                                           |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                   | 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:   | Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |            |     |

Inclusions: N/A

Double detached garage with EV charger, side entrance, and fully upgraded, welcome to this well-kept single-family home in popular Livingston. It features LVP flooring and 9 feet ceiling on the main floor, quartz counter tops in the kitchen and washrooms, stainless steel appliances, water softener, and upgraded lighting package. Upper level with 3 bedrooms, large master bedroom, ensuite with double vanity sinks, and large shower, bright and open bonus room, and upper floor laundry room. Main floor with large and sunny living room, electric fireplace with mantle and tiles, spacious kitchen and eating area, extra bedroom with full bathroom, and back entrance with mud room and leads to large deck. It is convenient located, closes to playground, shopping, and easy access to major roads. \*\* 292 Lucas Blvd NW \*\*