

**136 Lucas Street NW
Calgary, Alberta**

MLS # A2238206



\$769,900

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| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,804 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) | | |
| Inclusions: | Basement: Washer/Dryer Refrigerator, Stove | | |

Legal basement suite! Welcome to this beautifully maintained 2021-built home located in the sought-after community of Livingston. With a fully finished 2-bedroom legal basement suite featuring a private entrance, laundry, full bathroom, and plenty of storage, this home offers incredible flexibility for multigenerational living or rental income potential. From top to bottom, pride of ownership shines throughout this move-in ready home. Upstairs, you'll find 3 spacious bedrooms, a bonus space perfect for a kids' study area or home office, and two full bathrooms, including a generous primary suite featuring a large ensuite with quartz countertops throughout, a soaker tub, and a massive walk-in closet. The main floor offers a bright, open-concept layout ideal for family living and entertaining. It also includes a bright, spacious den and a full bathroom, providing added convenience for guests or a home office setup. Enjoy a bright, spacious living area and dining space filled with natural light, featuring a cozy electric fireplace that creates a warm and inviting atmosphere. The kitchen offers a massive quartz island, corner pantry, and plenty of counter space for cooking and gathering. Step outside to a large, low-maintenance backyard perfect for relaxing or entertaining, and benefit from a massive double detached garage that provides plenty of storage and parking. Located just steps from the scenic community pond and a short 5 minute walk to the Livingston Hub, you'll have year-round access to incredible amenities like splash parks, skating rinks, tennis courts, and fitness classes, something for everyone in the family. Need to venture beyond the neighborhood? You're just 3 minutes from Stoney Trail, 10 minutes to CrossIron Mills, and 12 minutes to Calgary International Airport, making commuting and weekend getaways a breeze. This is

your chance to own a truly stylish family home in one of Calgary's most dynamic new communities. Book your private showing today!