

**198 Lucas Heights NW
Calgary, Alberta**

MLS # A2295301



\$879,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully designed and fully Upgraded home located in the sought-after community of Livingston NW. Situated on a over 4200 sq. ft. lot, this 7 bedroom, 3.5 -bathroom home offers over 2292 sq. ft. of total living space, providing exceptional functionality for large families or multi-generational living. The main floor features an open-concept layout with Main floor bed & full washroom with standing shower & a gourmet kitchen complete with quartz countertops, full-height cabinetry, gas cooktop, built-in wall oven and microwave, chimney hood fan, Electric fire place and Featured wall to mount tv , and a spacious butler pantry and walk in pantry with additional cabinetry and second sink. The spacious living and dining areas lead to a raised deck overlooking the fully landscaped and fenced backyard. A room on the main floor is ideal for a home office, guest bedroom, or playroom. Upstairs offers a large bonus room, convenient upper-floor laundry with built-in shelving, and four generously sized bedrooms. The primary suite includes a walk-in closet and a spa-inspired ensuite featuring double vanities, a soaker tub, and separate standing shower with glass . A spcious bonus room with big window on 2nd floor .A second washroom , shared for other 3 bedrooms . The fully finished basement (not legal)features 9-foot ceilings, a large recreation area with , 2 big rooms , full bathroom, and separate laundry area—ideal for extended family living. This house also has back alley , which is very hard to find in Front garage house nowadays. Additional highlights include a double attached garage with wrap-around exterior lighting, an extra cement-paved front parking stall, two high-efficiency furnaces, central air conditioning, and close proximity to parks, walking paths, transit, schools, shopping, and major roadways. An excellent opportunity to own a spacious,

move-in-ready home having upgrades worth \$70 k in a growing NW community. Book your private showing today. One of the seller is licensed real estate agent.