

**179 Lucas Heights NW**  
**Calgary, Alberta**

**MLS # A2286619**



**\$899,888**

<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, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** NONE

\*\*\* EXCEPTIONAL DEAL IN LIVINGSTON \*\*\*TOTAL 7 BEDROOMS HOSUE\*\*\* TWO BEDROOMS LEGAL WALKOUT SUITE (Never rent out, like brand new)\*\*\* CONVENTIONAL WALKOUT LOT ( NO ZERO LINE LOT)| 4 BEDROOMS WITH BONUS ROOM UPSTAIR| ONE BEDROOM AT MAIN LEVEL WITH FULL WASHROOM| SPICE KITCHEN| CENTRAL AIR CONDITIUNER| 8 FT DOORS AT MAIN LEVEL| EXTENDED LIVING ROOM| Welcome to this absolutely stunning show home-style residence that blends luxury, space, and functionality in every detail! This immaculate and spotless home offers 7 spacious bedrooms and 4 full bathrooms, including a rare main-floor bedroom with a full bath&mdash;perfect for elderly parents or guests. As you enter, you&rsquo;re greeted by a beautifully upgraded kitchen featuring stainless steel appliances, elegant cabinetry, and modern finishes, along with a chef&rsquo;s dream spice kitchen complete with a gas stove and abundant storage. The extended living room flows seamlessly into the dining area, creating an inviting open-concept layout with luxury vinyl plank flooring throughout the main level, and patio doors leading to the deck&mdash;ideal for summer BBQs while enjoying scenic views and family gatherings. Upstairs boasts a bright vaulted-ceiling bonus room, a luxurious primary retreat with an upgraded 5-piece ensuite and a huge walk-in closet, three additional generously sized bedrooms, main washroom, and a convenient upper-floor laundry, all complemented by cozy carpeting. The fully finished walkout basement features a legal 2-bedroom suite with a separate entrance, full-size kitchen, spacious living/recreation area, and full bathroom, stacked washer & dryer&mdash;perfect for extended family or excellent rental income potential. This exceptional home truly has everything you&rsquo;ve

been dreaming of&mdash;don&rsquo;t miss this incredible opportunity and book your private showing today!