

155 Lucas Terrace NW
Calgary, Alberta

MLS # A2330575



\$949,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,562 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

3D Tour available**6 BEDROOMS | 6 Bathrooms | 10' MAIN FLOOR CEILINGS | LEGAL WALKOUT BASEMENT SUITE**EXTRA SEPARATE SIDE ENTRY DOOR** The **HAWTHORNE model by Excel Homes** offers the perfect blend of luxury, functionality, and exceptional income potential. Featuring **6 bedrooms, 5 full bathrooms(include 3 ensuite bathrooms) plus 1 half bathroom, soaring 10-foot main floor ceilings**, and a fully **LEGAL WALKOUT BASEMENT SUITE**, this stunning home stands out in one of Livingston's most desirable communities. Filled with natural light, the open-concept main floor is designed for comfortable family living and entertaining. The chef-inspired kitchen features upgraded stainless steel appliances, quartz countertops, full-height soft-close cabinetry, a chimney-style hood fan, built-in microwave, and a dedicated **SPICE KITCHEN**. A spacious living and dining area, plus a versatile flex room, provide outstanding functionality. Upstairs offers **4 generous bedrooms plus a bonus room with vaulted high ceiling**, making it ideal for large or multi-generational families. The luxurious primary suite includes a spa-inspired 5-piece ensuite and a large walk-in closet. Two additional bedrooms each have their own ensuite, while the fourth bedroom is conveniently located beside another full bathroom. A spacious laundry room completes the upper level. The professionally built **LEGAL WALKOUT BASEMENT SUITE** features **2 bedrooms, 2 full bathrooms**, an open-concept layout, quartz countertops, stainless steel appliances, separate laundry, its own furnace, and a dedicated hot water tank. It's perfect as a mortgage helper or for multi-generational living. Located **just steps from parks and a playground**, this home offers the perfect balance of family living and investment potential. Whether you're searching for your

forever home, planning to offset your mortgage by renting the legal suite, or looking for a high-quality investment property, this home delivers exceptional value. Additional upgrades include **central air conditioning**, upgraded pot lights throughout, a gas line for BBQ on the newly built deck, and the peace of mind of the **Alberta New Home Warranty**. Don't miss this rare opportunity to own an exceptional family home with luxury finishes, flexible living space, and outstanding income potential. Book your private showing today!