

## 39 lucas Boulevard NW Calgary, Alberta

MLS # A2339569



# \$850,000

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 1,985 sq.ft.                                                              | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 6                                                                         | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Additional Parking, Triple Garage Detached                                |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land |               |                  |

|                    |                                                                                                                                      |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                                                                                                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                      | <b>Zoning:</b>    | SR |
| <b>Foundation:</b> | Slab                                                                                                                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance |                   |    |

**Inclusions:** Oven x 2, microwave x 2, washer/dryer x 2, fridge x 2, dishwasher x 2

Welcome to this beautifully upgraded 6-bedroom 4 bath home with a legal suite in the basement in the vibrant community of NW Livingston. Built in 2019 and freshly updated with new exterior in 2024, this property offers nearly 1,985 sqft of thoughtfully designed living space and a TRIPLE-CAR garage with a separate entrance to the legal suite. The main level features LVP flooring throughout, a guest/in-law bedroom with a full bathroom, and an open-concept kitchen with soft-close 15" deep cabinetry, upgraded doors and hardware, quartz countertops, and modern appliances. The living area includes an electric fireplace and access to a 10x10 deck with gas hook-up, perfect for summer evenings, complimented with A/C to cooldown in the hot summer days. Upgraded windows and doors add another level of efficiency to stay warm in the winter and cool in the summer. Upstairs you will find a spacious Primary with ensuite, spacious closets, along with 2 bedrooms and another bathroom. Downstairs, the legal suite (registered with the city) offers two spacious bedrooms, a full bathroom, kitchen and laundry and private access via a poured concrete sidewalk—ideal for extended family or rental income. Additional upgrades include central air conditioning, Vacuflo system with two hose sets and a convenient kitchen outlet to sweep into, upgraded carpet and underlay, and premium paint, doors, and trim throughout. This home combines comfort, functionality, and investment potential in one of Calgary's most desirable northwest communities. See supplements for a full list of upgrades.

Long term tenant since 2019 willing to stay.