

72 Lucas Gardens NW Calgary, Alberta

MLS # A2341978



\$799,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane, Rectangular Lot		

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

Inclusions: N/A

Welcome to this brand-new, fully upgraded single-family home located on a quiet street in the NW side of the popular community of Livingston. Offering approximately 2,500 sq. ft. above grade, this spacious home features 5 bedrooms and 4 full bathrooms, including two ensuite bedrooms on the upper floor. The main floor boasts 9-foot ceilings and LVP flooring throughout, along with a bright and spacious living room featuring an electric fireplace, an open-concept kitchen, and a generous dining area. The upgraded kitchen includes quartz countertops, two-tone cabinetry, and stainless steel appliances. A sliding door leads to a good-sized deck, perfect for outdoor enjoyment. The main floor also offers a spacious bedroom and full bathroom, a large mudroom, and a generous pantry. Upstairs features 4 bedrooms and 3 full bathrooms, including two ensuites. The large primary ensuite offers dual vanity sinks, a large soaker tub, and a separate shower. The upper floor also includes a large bonus room, spacious laundry room, and a compartmentalized main bathroom. The separate side entrance to the unfinished basement provides excellent future development potential. The basement features two large windows and rough-in plumbing for a future bathroom. Additional upgrades include wrought-iron stair spindles, knockdown ceilings, quartz countertops in the bathrooms, and modern two-tone cabinetry. Conveniently located close to playgrounds, shopping, and major roadways, this home offers a great combination of space, upgrades, and accessibility. ** 72 Lucas Place NW, Calgary **