

## 47 Lucas Terrace NW Calgary, Alberta

**MLS # A2346099**



# \$799,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Livingston             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,122 sq.ft.           | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                  |

|                    |                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance |                   |     |

**Inclusions:** NA

Welcome to this beautifully designed Livingston home offering over 2,900 sq. ft. of developed living space, a fully finished walk-out basement, 4 bedrooms plus a den, 3.5 bathrooms, and an upper bonus room. With a south-west-facing backyard, full-width deck, and excellent natural light throughout, this home is built for comfort, flexibility, and long-term value. The main floor features a bright open-concept layout with luxury vinyl plank flooring, a spacious living and dining area, and a stylish gourmet kitchen with two-tone cabinetry, quartz countertops, an oversized island, and a walk-through pantry with built-ins leading to the mudroom. A private den provides the perfect home office or flex space, while the 2-piece powder room adds everyday convenience. Upstairs, the central bonus room is ideal for movie nights, a play area, or a second lounge. The primary bedroom includes a large walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and upper laundry complete this level. The fully finished walk-out lower level features a private entrance, kitchenette, living and dining area, fourth bedroom, bathroom, laundry, and separate mechanical system. This space is perfect for extended family, guests, or added flexibility. Located in the vibrant community of Livingston, close to parks, pathways, and future commercial amenities, this move-in-ready home offers modern finishes, a functional layout, and outstanding versatility.