

305 Lucas Place NW
Calgary, Alberta

MLS # A2196514



\$999,000

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|------------------|------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,270 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: NONE

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is minutes from major shopping centers. Enjoy the epitome of luxury living!