



# 146 Lucas Terrace Calgary Alberta

\$909,000

Welcome to this spectacular Jayman's 2021 built !! It has 6 Bedrooms + Den, 4 Bathrooms, 9' ceiling (Main + Basement) with fully developed illegal Basement in the sought after community of Livingston. This Energy Efficient and Smart Home comes with 6 SOLAR PANELS, 96% efficient condensing natural gas FURNACE, Tankless Water Heater, Water Sprinklers system, EV charging, Pot-lights and Spice kitchen. With over 2300 sq.ft. of living space has approximately 40 K upgrades by the Builder which makes this house perfect for luxury living. Upon entering, you're greeted by an inviting atmosphere, filled with natural light. An open-concept living area includes a cozy living room with an electric fireplace and big windows, fine dining with sliding patio door, and a spacious kitchen. The Chef's Kitchen is finished with Quartz countertops, Extended Kitchen Cabinets, upgraded stainless steel appliances, Chimney hood fan and built in Microwave. Centred in the kitchen is a huge island with barstool seating to host family gatherings. To keep this kitchen sparkling, use the SPICE KITCHEN outfitted with a gas cooktop, range hood and plenty of cabinets and shelves for storage. It also directly leads to the Mudroom off the double attached garage, adding everyday convenience. The main floor also features bedroom with full washroom which provides a perfect space for guests or extended family members and also add convenience for those working from home. Upstairs you will find a Primary Bedroom which is a true retreat, featuring a luxurious ensuite bathroom with a double sink vanity, built-in storage, glass-enclosed shower, tub and walk-in closet. This level also boasts two additional bedrooms, a spacious laundry room, 3 piece bathroom and a bonus living area that can be adapted to your needs. The outside of the property features a low-maintenance lot and a deck, perfect for hosting outdoor...

Primary Bedroom 12.83 Ft x 14.17 Ft

5pc Bathroom 11.42 Ft x 13.83 Ft

Other 11.42 Ft x 11.25 Ft

Bonus Room 11.50 Ft x 12.08 Ft

Bedroom 9.00 Ft x 15.50 Ft

Bedroom 9.08 Ft x 15.00 Ft

Bedroom 11.75 Ft x 13.58 Ft

Bedroom 10.92 Ft x 13.50 Ft

Den 11.33 Ft x 9.50 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Furnace 7.92 Ft x 9.92 Ft

Living room 13.00 Ft x 14.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Prep Ultra



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**Mirror**

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4pc Bathroom	6.33 Ft x 8.58 Ft	Dining room	10.00 Ft x 10.25 Ft
Laundry room	Measurements not available	Kitchen	14.75 Ft x 13.83 Ft
Living room	11.00 Ft x 18.00 Ft	Bedroom	10.17 Ft x 9.50 Ft
Kitchen	10.42 Ft x 13.25 Ft		