



# 311 Lucas Boulevard Calgary Alberta

\$725,000

BRAND NEW HOME | TONS OF UPGRADES | WALKOUT BASEMENT | 4 BEDS 3 BATH | UNBEATABLE LOCATION | Welcome to your NEW HOME in Livingston! This home features tons of upgrades including UPGRADED KITCHEN APPLIANCES, GLASS RAILING THROUGHOUT THE HOME, ELECTRIC FIREPLACE AND MUCH MORE! As you enter the home you are welcomed with an OPEN CONCEPT LARGE living area. Luxury Vinyl Plank Flooring throughout the Main Floor. The TWO - TONE Kitchen features UPGRADED APPLIANCE with a GAS RANGE!!! Additionally, the Main Floor is completed with a Bedroom and a Full Bathroom! The Upper Floor features your primary ensuite with a personal 4 - Piece bathroom! Additionally 2 good sized bedrooms with a common full bathroom. Along with your Laundry Room. The home also features a NEW AC UNIT! The WALKOUT BASEMENT is large is size awaiting your touch! The basment can easily become a 2 bedroom 1 bathroom Legal Suite (with City of Calgary approval). The home also has a gravel parking pad in the back! DON'T MISS OUT ON THIS OPPORTUNITY! IT WON'T LAST LONG! (id:6769)

Bonus Room 4.52 M x 3.28 M

Laundry room 1.80 M x 1.02 M

Primary Bedroom 3.94 M x 3.63 M

Bedroom 2.90 M x 2.80 M

Bedroom 2.90 M x 2.84 M

3pc Bathroom 3.23 M x 1.68 M

4pc Bathroom 2.49 M x 1.50 M

Kitchen 3.63 M x 3.20 M

Dining room 3.63 M x 2.39 M

Living room 3.94 M x 3.81 M

Bedroom 3.12 M x 2.64 M

3pc Bathroom 2.67 M x 1.50 M

Listing Presented By:



Originally Listed by:  
Real Broker

<https://jazibahmed.exprealty.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca