



## 519 Lucas Boulevard Calgary Alberta

\$749,900

Welcome to your dream home in the vibrant Livingston community of Calgary! This beautifully upgraded residence boasts over 2,500 square feet of total livable space, featuring six spacious bedrooms and four well-appointed bathrooms, including a main floor bedroom and bath—perfect for guests or easy accessibility. Step into a chef's paradise with a modern kitchen equipped with a gas range, chimney hood fan, built-in microwave, and a handy pantry. The inviting living room offers a lovely view of the backyard, leading to a charming walkout deck ideal for entertaining or enjoying a quiet morning coffee. Upstairs, you'll find a luxurious master suite complete with a five-piece ensuite, along with two additional large bedrooms and a convenient common bath, all complemented by a sizable bonus room and laundry area. The walkout legal basement suite is a fantastic asset, featuring two bedrooms, a cozy living room, a full bath, a kitchen, and its own laundry—perfect for rental income or extended family. With stylish LVP flooring, elegant quartz countertops throughout, and an abundance of natural light from large windows, this home is both functional and stunning. Plus, the Livingston community offers an exceptional 35,000 square feet of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a gathering room with a commercial kitchen! Conveniently located with quick access to Stoney Trail and Deerfoot, this is an unbeatable opportunity! Don't wait—call today to book your showing and check out the 3D tour! (id:6769)

4pc Bathroom 8.00 Ft x 4.83 Ft

Bedroom 8.83 Ft x 14.00 Ft

Bedroom 13.83 Ft x 8.58 Ft

Kitchen 7.33 Ft x 7.00 Ft

4pc Bathroom 8.92 Ft x 4.83 Ft

Bedroom 13.33 Ft x 8.92 Ft

Dining room 9.67 Ft x 10.58 Ft

Kitchen 8.75 Ft x 18.17 Ft

Living room 11.92 Ft x 11.75 Ft

4pc Bathroom 5.67 Ft x 8.00 Ft

5pc Bathroom 5.33 Ft x 12.08 Ft

Bedroom 9.33 Ft x 10.25 Ft

Bedroom 9.08 Ft x 14.58 Ft

Family room 12.83 Ft x 11.33 Ft

Laundry room 5.67 Ft x 6.75 Ft

Primary Bedroom 13.17 Ft x 12.17 Ft

Listing Presented By:



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**Mirror**

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