



## 534 LUCAS Way Calgary Alberta

\$1,179,999

The HAWTHORNE model Excel home boasts a LEGAL BASEMENT SUITE and a distinctive exterior that commands attention. Its modern, functional design is enhanced by contemporary finishes that epitomize luxury living. Bathed in natural light, the home features exquisite finishes throughout. Discover your dream home! Situated in the highly desirable Livingston area, this stunning Excel-built home offers generous square footage and private vistas. The interior reveals a luminous, expansive living room/dining room ideal for hosting, paired with a Chef's DREAM Kitchen equipped with upgraded stainless steel appliances, quartz counters, soft-close full-height cabinetry, a chimney-style hood fan, and a built-in microwave. Additionally, you'll adore the new SPICE KITCHEN and the spacious living room. The floor plan is exceptionally functional, featuring a secluded flex room, ample space, and seamless flow. Upstairs, four bedrooms plus a bonus room cater to family living, offering abundant space for all. The large primary bedroom includes a 5-piece ensuite and spacious walk-in closets. The other three bedrooms are sizable, with TWO ENSUITES, and share a 4-piece bath. A well-proportioned laundry room is conveniently located off the bonus room. This remarkable home is custom-built with a LEGALLY SUITED BASEMENT, comprising a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, tile, carpeted flooring, and its own laundry. This LEGAL suite is city-registered and includes all necessary amenities like a separate furnace and water tank. Additional highlights of this incredible home include the ALBERTA NEW HOME WARRANTY, a gas line for the BBQ on the newly constructed deck, and upgraded pot lights throughout. It's an absolute must-see property! Explore the virtual tour or book your private showing today. (id:6769)

Bonus Room 17.92 Ft x 18.42 Ft

Bedroom 10.50 Ft x 10.42 Ft

Bedroom 14.08 Ft x 14.75 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Other 5.08 Ft x 3.92 Ft

Bedroom 10.58 Ft x 11.17 Ft

Laundry room 8.17 Ft x 6.75 Ft

5pc Bathroom 11.75 Ft x 10.08 Ft

4pc Bathroom 10.67 Ft x 5.00 Ft

Family room 14.33 Ft x 14.67 Ft

Bedroom 10.08 Ft x 10.92 Ft

Bedroom 10.08 Ft x 12.00 Ft

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Listing Presented By:



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See

**Mirror**

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Other	5.08 Ft x 3.92 Ft	Kitchen	9.17 Ft x 8.42 Ft
Other	5.67 Ft x 4.17 Ft	3pc Bathroom	5.00 Ft x 7.58 Ft
Primary Bedroom	12.83 Ft x 15.42 Ft	4pc Bathroom	7.83 Ft x 6.92 Ft
Other	11.83 Ft x 4.92 Ft		