



## 567 Lucas Boulevard Calgary Alberta

\$729,900

Quick possession alert! Ready in just a few months! This is the Glenmore model built by award winning builder, Cedarglen Homes. With just under 1900 sq ft, a walk-out basement, main floor bedroom & loads of upgrades - this home is sure to impress. As you walk in the front door, you'll find stunning luxury vinyl plank flooring & a functional open concept layout. The kitchen will be equipped with quartz countertops, a great sized island, pantry, gas line for range, neutral light grey cabinetry & the buyer will be able to select their own appliances at the builder's supplier with an allowance of \$5500. The adjacent dining area and living room are expansive - perfect for hosting friends and family for get-togethers! Off the back of the house, you'll find a mud room with a closet & bench with access to the already completed deck for you to enjoy some fresh air & stunning sunsets in the west facing yard. The main floor also hosts a large bedroom w/ access to the full 3 pc bathroom - great for multi-generational families! On the upper level, you will find a central bonus room - enjoy binge watching your favourite TV shows here. The primary bedroom is bright with tons of windows, a large walk-in closet & a 4 pc ensuite (dual sinks & walk-in shower)! Two additional bedrooms, another 4pc bath w/ a shower-tub combo & laundry w/ linen storage complete this floor. The WALK-OUT basement is undeveloped with a bathroom rough-in, awaiting your creative touch! A double parking pad is located at the back of the lot & the buyer will receive a \$2000 landscaping rebate as long as landscaping is completed within 1 year of possession. The location is PRIME siding onto walking paths & across the street from a future school site = tons of green space surrounding your new home! You will love living in this desirable community - the Livingston HOA gives you access to the "Hub" Facility, hocke...

Kitchen 18.25 Ft x 11.50 Ft  
 Dining room 10.17 Ft x 10.25 Ft  
 Living room 14.33 Ft x 11.42 Ft  
 Other 8.08 Ft x 6.58 Ft  
 Bedroom 9.08 Ft x 11.08 Ft  
 Other 7.17 Ft x 5.33 Ft

Bedroom 10.25 Ft x 9.42 Ft  
 Bedroom 12.33 Ft x 9.08 Ft  
 Bonus Room 11.08 Ft x 12.75 Ft  
 Primary Bedroom 12.08 Ft x 13.08 Ft  
 Laundry room 6.83 Ft x 5.67 Ft  
 4pc Bathroom Measurements not available

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

Listing Presented By:



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See

Mirror

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3pc Bathroom Measurements not available

4pc Bathroom Measurements not available