



# 24 Lucas Pass Calgary Alberta

\$876,969

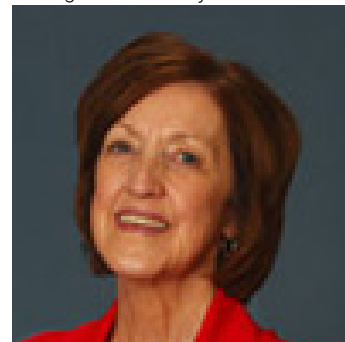
The 'Columbia 24' is a brand-new home built by Brookfield Residential, featuring a fully finished legal basement suite! The home boasts a gourmet kitchen with a spice kitchen, 5 bedrooms (4 upstairs and 1 downstairs), 3.5 bathrooms, and nearly 3,500 square feet of developed living space over three levels. The main level has been beautifully finished with two-tone rich wood lower cabinetry and white upper cabinetry in the kitchen. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. The large kitchen is complete with upgraded appliances, including a built-in oven and microwave, as well as a built-in cooktop and range hood. Off the main kitchen is a large walkthrough spice kitchen that leads to the mudroom and double attached garage. The living area features large windows overlooking the backyard, allowing natural light to pour through the home all day, while warm-tone vinyl plank flooring flows throughout the main level—ideal for those with children or pets. The main level is completed by a 2-pc bathroom and a rear flex room that can be used as a guest room or home office. The expansive upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the secondary bedrooms. The primary suite is at the rear of the home and features large windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, and a walk-in closet completes the room. Three more generous bedrooms, a 5-pc bathroom with dual sinks and a private water closet and bathtub, and a conveniently located laundry room round out the upper level. The fully developed basement comes with a legal 1-bedroom, 1-bathroom suite. This suite includes a separate side entrance, all appliances (including a washer and dryer), and separate mechanical systems. This...

Bedroom 10.17 Ft x 10.00 Ft  
 Kitchen 11.67 Ft x 10.42 Ft  
 4pc Bathroom 8.58 Ft x 5.83 Ft  
 Living room 12.00 Ft x 12.00 Ft  
 Dining room 12.00 Ft x 10.00 Ft  
 Kitchen 16.25 Ft x 12.42 Ft  
 Other 7.08 Ft x 5.58 Ft

Foyer 7.00 Ft x 7.00 Ft  
 Other 9.25 Ft x 5.17 Ft  
 2pc Bathroom 5.17 Ft x 5.00 Ft  
 Bonus Room 15.83 Ft x 13.00 Ft  
 Primary Bedroom 13.33 Ft x 12.67 Ft  
 5pc Bathroom 11.33 Ft x 10.00 Ft  
 Bedroom 12.50 Ft x 10.00 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 13.08 Ft x 8.92 Ft  
Great room 20.50 Ft x 13.08 Ft  
Other 9.00 Ft x 8.50 Ft

Bedroom 12.00 Ft x 9.50 Ft  
Bedroom 10.08 Ft x 10.08 Ft