



## 297 Lucas Place Calgary Alberta

\$793,500

This Heritage elevation Robson 24 built by Brookfield Residential is a stunning brand new home in the heart of Livingston. Featuring 2 living areas, 3 bedrooms, 3 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped sunshine basement with larger windows allowing for more natural light. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in range hood and microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The kitchen overlooks both the living and dining areas - making this the perfect space to host guests. A wall of windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite has vaulted ceilings and is complete with a 5 pc en suite including dual sinks, walk-in shower, soaker tub and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The sunshine basement is undeveloped and awaits the new owner's imagination - complete with 9' foundation walls and has bathroom rough-ins in place. Builder new home warranty & Alberta New Home Warranty are included with the purchase...

Great room 13.00 Ft x 13.83 Ft

Dining room 9.83 Ft x 11.08 Ft

Den 8.67 Ft x 10.83 Ft

3pc Bathroom Measurements not available

Bonus Room 14.83 Ft x 13.92 Ft

Primary Bedroom 12.67 Ft x 15.17 Ft

5pc Bathroom Measurements not available

Bedroom 9.17 Ft x 11.00 Ft

Bedroom 8.92 Ft x 13.33 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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