



# 305 lucas Place Calgary Alberta

\$999,999

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is minutes from major shopping centers. Enjoy the epitome of luxury living! (id:6769)

- Bedroom 13.83 Ft x 11.58 Ft
- Bedroom 14.00 Ft x 8.75 Ft
- Bedroom 12.25 Ft x 9.00 Ft
- Primary Bedroom 14.58 Ft x 12.58 Ft
- Laundry room 5.33 Ft x 7.83 Ft
- Other 10.17 Ft x 7.08 Ft
- 4pc Bathroom 11.58 Ft x 5.33 Ft
- 5pc Bathroom 10.58 Ft x 11.67 Ft
- Bedroom 11.50 Ft x 9.83 Ft

- Kitchen 13.50 Ft x 8.42 Ft
- 4pc Bathroom 8.00 Ft x 5.00 Ft
- Living room 12.75 Ft x 11.58 Ft
- Storage 6.92 Ft x 4.42 Ft
- Laundry room 3.67 Ft x 3.25 Ft
- Furnace 17.42 Ft x 9.75 Ft
- Living room 10.00 Ft x 12.75 Ft
- Foyer 8.50 Ft x 8.25 Ft
- Kitchen 15.08 Ft x 16.08 Ft

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Bedroom 12.75 Ft x 10.08 Ft