



## 336 Lucas Way Calgary Alberta

\$818,900

Welcome to 336 Lucas Way NW - a beautifully upgraded, solar-equipped, and energy-efficient home in the growing community of Livingston! The main floor offers a bright open-concept design with a versatile office/den and half bath. The gourmet kitchen features a quartz waterfall island, stainless steel appliances, and a walk-through pantry that connects to the mudroom. The great room is highlighted by a modern electric fireplace, and a side entry adds future suite potential. Upstairs, the primary suite includes a 5-piece ensuite with dual vanities, soaker tub, glass shower, and make-up desk, plus a spacious walk-in closet. Two oversized bedrooms, a central bonus room, and a laundry room with linen storage complete the upper level. Outside, enjoy a 10' x 10' deck, while the double garage is EV-ready. Additional features include central A/C, triple-pane windows, tankless water heater, high-efficiency furnace, and a 9' basement ceiling for future development. This home combines style, comfort, and sustainability in one of Calgary's most family-friendly communities--just minutes from parks, schools, and amenities. (id:6769)

Bedroom 13.08 Ft x 9.08 Ft  
 Bedroom 9.08 Ft x 12.75 Ft  
 Bonus Room 11.50 Ft x 12.08 Ft  
 Primary Bedroom 14.17 Ft x 12.42 Ft  
 5pc Bathroom 11.50 Ft x 13.75 Ft  
 Other 10.92 Ft x 11.00 Ft  
 4pc Bathroom 6.50 Ft x 8.58 Ft  
 Laundry room 6.00 Ft x 5.83 Ft

Office 9.42 Ft x 10.58 Ft  
 Other 16.08 Ft x 13.67 Ft  
 Dining room 10.00 Ft x 101.00 Ft  
 Living room 12.92 Ft x 14.00 Ft  
 Pantry 4.92 Ft x 6.33 Ft  
 Other 7.42 Ft x 5.08 Ft  
 2pc Bathroom 5.25 Ft x 4.75 Ft

Listing Presented By:



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