



463 Lucas Boulevard Calgary Alberta

\$685,000

Quick Possession Alert - Ready End of May 2025! Welcome to the Glenmore model, a stunning new home built by award-winning Cedarglen Homes! This beautifully designed walk-out home offers over 1800 sq ft of modern living space, a main floor bedroom, & high-end upgrades throughout-making it an absolute must-see. As you step inside, you'll immediately notice the stylish luxury vinyl plank flooring and thoughtfully designed open-concept layout. The kitchen is the heart of this home, featuring off white coloured cabinetry, quartz countertops, a spacious island, a pantry, and a gas line for a future range. Best of all, the buyer will have the opportunity to hand-pick their appliances with a \$6,000 appliance allowance at the builder's preferred supplier. The adjacent dining and living areas are bright and spacious, perfect for hosting gatherings with family and friends. At the back of the home, a convenient mudroom leads to a fully completed deck-ideal for enjoying the fresh air and gorgeous west-facing sunsets in your backyard. One of the standout features of this home is the main floor bedroom and full 3-piece bathroom, making it an excellent option for multi-generational families, guests, or a private home office. Upstairs, you'll find a central bonus room, perfect for movie nights or relaxing after a long day. The primary suite is a true retreat, boasting large windows, a walk-in closet, and a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full 4-piece bathroom with a tub/shower combo, and a laundry room with linen storage complete the upper level. The walk-out basement is undeveloped with a side entrance, offering endless possibilities to customize your dream space. With a bathroom rough-in already in place, you can easily add extra living space, a home gym, or even a legal suite (rough ins already completed, but subject to approval...

Bedroom 11.08 Ft x 9.00 Ft
 3pc Bathroom Measurements not available
 Kitchen 8.83 Ft x 18.17 Ft
 Dining room 9.58 Ft x 8.50 Ft
 Living room 12.75 Ft x 11.92 Ft
 Other 7.67 Ft x 6.42 Ft

Bedroom 12.25 Ft x 9.17 Ft
 4pc Bathroom Measurements not available
 Laundry room 5.67 Ft x 6.83 Ft
 Primary Bedroom 12.17 Ft x 13.17 Ft
 Other 5.67 Ft x 4.92 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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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca

Bedroom 9.42 Ft x 10.25 Ft

Bonus Room 12.83 Ft x 11.25 Ft