



# 603 Lucas Boulevard Calgary Alberta

\$678,800

This brand-new walkout property features a modern, open-concept design with 9-foot ceilings and luxury vinyl plank flooring throughout the main floor. The stylish kitchen is equipped with quartz countertops, extended upper cabinets, stainless steel appliances(ready to deliver or a \$4500 credit), a built-in microwave, a chimney hood fan, and a large window for added natural light. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with stunning mountain views, a luxurious ensuite with double vanity sinks and a separate shower, as well as a large walk-in closet. A functional laundry room with abundant shelving offers added convenience. The main floor offers a bright and sunny living room, a dedicated den/home office, a spacious dining area, and a mudroom with a built-in bench and coat hooks. Step outside to the large rear deck and take in the open views. The WALKOUT basement features oversized windows and a rough-in for a bathroom, offering excellent potential to develop a legal 2-bedroom secondary suite(subject to Cit of Calgary Approval). (id:6769)

Dining room 14.67 Ft x 11.75 Ft  
Pantry 2.42 Ft x 2.58 Ft  
Kitchen 12.33 Ft x 16.25 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft  
Living room 12.92 Ft x 15.00 Ft  
Office 6.00 Ft x 4.92 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft  
Laundry room 9.08 Ft x 5.42 Ft  
Primary Bedroom 12.75 Ft x 13.08 Ft  
4pc Bathroom 5.75 Ft x 12.00 Ft  
Bedroom 9.08 Ft x 12.08 Ft  
Bedroom 9.42 Ft x 12.08 Ft

Listing Presented By:



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Grand Realty



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