



# 144 Lucas Street Calgary Alberta

\$689,900

Welcome to your dream home in the vibrant and family-friendly community of Livingston, Northwest Calgary! This stunning single-family home with a total finished area of 2,617.8 square feet offers the perfect blend of modern elegance and practical functionality, designed to suit families of all sizes. Step inside to discover the gorgeous main floor complete with a den, perfect for a home office or playroom. The main level also boasts a convenient powder room, a gorgeous living room with ample natural light, and a big kitchen that is a chef's delight, complete with premium finishes, stainless steel appliances, and a large island perfect for entertaining. Upstairs, three private bedrooms include a luxurious primary bedroom with a 4-pc ensuite, and two more generously sized bedrooms sharing a full bath. The upper floor is also complete with a bonus room ideal for family movie nights, a kids' play area, or a cozy retreat for relaxation. Downstairs, the fully finished legal basement suite is a standout feature, offering excellent rental potential or space for extended family. It includes its own kitchen and dining area, a 4-piece bathroom, a spacious bedroom, and a cozy family room, and its own entrance - making it a complete, self-contained suite. Livingston is a master-planned community celebrated for its exceptional amenities and connected lifestyle. Residents enjoy access to the state-of-the-art Livingston Hub, complete with a community center, sports facilities, and year-round events. The neighborhood also features parks, pathways, and convenient proximity to schools, shopping, and transit - making it ideal for both homeowners and renters. This is your chance to enjoy the best of both worlds: live comfortably upstairs while renting out the basement for additional income. Whether you're looking to invest or settle into your forever home, this property checks all the ...

Storage 5.42 Ft x 3.25 Ft

Bedroom 9.92 Ft x 10.08 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Laundry room 3.00 Ft x 3.33 Ft

Family room 14.08 Ft x 11.25 Ft

Dining room 11.42 Ft x 9.25 Ft

Dining room 10.33 Ft x 11.17 Ft

Pantry 4.42 Ft x 4.25 Ft

Living room 12.75 Ft x 11.08 Ft

Other 5.67 Ft x 9.33 Ft

Den 11.00 Ft x 12.17 Ft

Other 5.33 Ft x 6.50 Ft

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Listing Presented By:



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## RE/MAX Realty Professionals

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Other 6.50 Ft x 8.50 Ft

Bonus Room 10.08 Ft x 9.50 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft