



# 160 Lucas Common Calgary Alberta

\$899,780

Welcome to this exceptional 2,200+ sq ft air conditioned three-storey home in the vibrant community of Livingston --a property thoughtfully designed for generational living without compromising style or comfort. Step inside to a bright, open main level featuring 9 ft ceilings & luxury vinyl plank flooring. The main floor includes a spacious bedroom and a full 3 piece bathroom, ideal for multi generational families, guests, or a private home office. At the heart of the home, the modern island kitchen impresses with smart Samsung appliances, Quartz countertops, ample cabinetry, pantry and seamless flow into the dining and living areas--perfect for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a serene primary suite, complete with a walk-in closet and 5 pce ensuite with heated floor, along with convenient laundry, 4 pce bath and well-appointed secondary bedrooms. The third level elevates your lifestyle with a large recreation room and access to a covered rooftop patio offering beautiful mountain views--a rare and highly desirable feature in the community. The basement includes a 1 bedroom illegal suite, complete with its own kitchen, living area and laundry, providing excellent flexibility for extended family. This home is fully equipped with triple-pane windows and on demand hot water to enhance energy efficiency and year-round comfort. Outside, a heated triple detached garage offers abundant parking and storage. Rounding out this home's impressive list of features is 220 Amp power and water softener/dechlorinator and exterior soffit lighting. Located in one of Calgary's fastest-growing master-planned communities, this property delivers space, versatility, and modern comfort in a prime location. (id:6769)

Primary Bedroom 13.08 Ft x 12.17 Ft

Bedroom 8.92 Ft x 12.08 Ft

Bedroom 9.58 Ft x 10.25 Ft

Bonus Room 12.75 Ft x 11.33 Ft

Laundry room 5.58 Ft x 6.83 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11.00 Ft x 9.17 Ft

Kitchen 9.00 Ft x 18.17 Ft

Living room 11.92 Ft x 11.83 Ft

Dining room 9.33 Ft x 10.58 Ft

Other 6.50 Ft x 7.67 Ft

3pc Bathroom Measurements not available

Living room 8.75 Ft x 9.92 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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### RE/MAX Realty Professionals

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Recreational, Games room 18.83 Ft x 11.25 Ft

Kitchen 8.42 Ft x 14.42 Ft

2pc Bathroom Measurements not available

Bedroom 10.67 Ft x 9.08 Ft

3pc Bathroom Measurements not available