



## 213 Lucas Manor Calgary Alberta

\$729,900

Presenting an attractive two-story residence, the well-thought-out floor plan offers numerous appealing features, including a spacious kitchen with an expansive island, a convenient walk-through pantry, and a sun-drenched backyard facing the south. Both the kitchen and bathrooms are adorned with luxurious full Quartz countertops, complemented by upgraded sleek stainless steel appliances and abundant cabinet and counter space. The main floor showcases durable laminate flooring, facilitating effortless cleaning and providing exceptional longevity. As you ascend to the upper level, you'll find three generously proportioned bedrooms and a generously sized central bonus room that effectively separates the primary suite from the other two bedrooms. The laundry room is also conveniently located on this level for added convenience. The primary bedroom boasts an ample walk-in closet that caters to your storage needs, while the ensuite bathroom offers the convenience of dual sinks and a floor-to-ceiling window, creating a truly opulent master retreat. This entire home is thoughtfully equipped with an upgraded light fixture package, enhancing its overall appeal. Situated in the vibrant and family-friendly community of Livingston, this home resides within the heart of the Livingston hub, which features amenities such as a gymnasium, indoor basketball courts, an outdoor skating rink, a splash park, a skate park, tennis courts, and even a summer farmer's market. Additionally, this master-planned community offers parks and playgrounds, along with an off-leash dog park and future plans for a town centre boasting more than one million square feet of office, service, and retail space. With quick access to Stoney and Deerfoot trails, a mere 15-minute drive to the airport, and future plans for the Green Line C-train, this community ensures connectivity and accessibility, fulfilling al...

Laundry room 5.25 Ft x 3.42 Ft  
 4pc Bathroom 8.92 Ft x 4.92 Ft  
 Primary Bedroom 16.08 Ft x 12.83 Ft  
 4pc Bathroom 12.08 Ft x 5.50 Ft  
 Other 5.58 Ft x 11.75 Ft  
 Family room 15.00 Ft x 12.92 Ft

Foyer 8.25 Ft x 15.17 Ft  
 2pc Bathroom 4.83 Ft x 4.58 Ft  
 Other 8.42 Ft x 9.17 Ft  
 Pantry 5.75 Ft x 4.92 Ft  
 Kitchen 10.67 Ft x 15.92 Ft  
 Living room 12.42 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 12.58 Ft x 11.33 Ft

Dining room 9.50 Ft x 11.25 Ft

Bedroom 10.67 Ft x 12.92 Ft