



## 244 Lucas Avenue Calgary Alberta

\$738,800

\*OPEN HOUSE THIS SATURDAY 1PM-4PM & SUNDAY 2PM-4PM\* Welcome to this immaculate 4 BED 3.5 BATH home with a LEGAL BASEMENT SUITE, perfectly situated in the highly sought-after community of Livingston. Offering over 2,830+ sq.ft. of thoughtfully designed developed living space, this home blends modern functionality with warm, family-focused living. Step inside to a bright, south-facing open-concept main floor, where oversized windows flood the space with natural light. The inviting living room flows effortlessly into the upgraded modern kitchen with built-in appliances, featuring ample cabinetry, generous counter space, and a spacious dining area that is ideal for everyday living and hosting memorable gatherings. A dedicated main-floor den provides the perfect work-from-home setup or flex space, while the rear mudroom with built-in storage and bench keeps life organized. A convenient 2-piece bath completes this level. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a luxurious 4-piece ensuite. The versatile bonus room is perfect for movie nights, a kids' play area, or an additional office, and upper-floor laundry adds everyday convenience. The fully developed LEGAL BASEMENT SUITE with SEPARATE ENTRANCE significantly enhances this home's value and versatility. Featuring a full kitchen, full bathroom, separate laundry, and a large recreation space ideal for guests, extended family, or rental income, this suite offers exceptional earning potential. This home is loaded with premium upgrades, including permanent exterior holiday lighting, smart interior blinds, triple-pane windows, 9 FT CEILINGS on the main floor and basement, a fire suppression system, DOUBLE GARAGE with a electric garage heater that is heat controlled, EV charger-ready, and more. The fully fenced and landscaped backyard is complete with trees, shrubs, and swing/hamm...

Primary Bedroom 12.67 Ft x 15.50 Ft

Bedroom 9.42 Ft x 10.92 Ft

Bedroom 9.25 Ft x 13.25 Ft

4pc Bathroom 5.67 Ft x 12.92 Ft

4pc Bathroom 5.00 Ft x 9.08 Ft

Laundry room 5.17 Ft x 8.17 Ft

Family room 10.50 Ft x 12.67 Ft

Kitchen 7.00 Ft x 9.25 Ft

3pc Bathroom 4.92 Ft x 8.50 Ft

Kitchen 8.67 Ft x 16.08 Ft

Living room 19.00 Ft x 12.83 Ft

Dining room 10.17 Ft x 12.50 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Bonus Room	13.42 Ft x 12.25 Ft	Other	13.67 Ft x 6.08 Ft
Bedroom	10.17 Ft x 17.00 Ft	Office	8.42 Ft x 5.58 Ft
Dining room	7.00 Ft x 10.92 Ft	2pc Bathroom	5.00 Ft x 5.58 Ft