

251 Lucas Boulevard Calgary Alberta

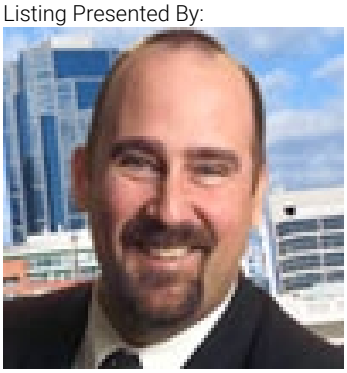
$499,000

NO CONDO FEE! Welcome to this well-maintained 3 bedroom, 2.5 bathroom townhome in the desirable community of Livingston, located directly across from a green park with no neighbors across the street. Enjoy views of the park right from the living room and primary bedroom. The main floor features an open-concept layout with a kitchen, walk-in pantry, modern appliances, dining area, living room, and a half bathroom. Upstairs offers a primary bedroom with a 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry. The undeveloped basement provides plenty of potential for future development to suit your needs. The property also includes a double detached garage at the back. Additional features include fire sprinklers throughout the home, central A/C(2024), a whole-home water softener(2022), passive radon mitigation(2022), and a newer roof(2025). Multiple playgrounds nearby, minutes from CrossIron Mills with easy access to stoney highway, restaurants, groceries, and other amenities. A great opportunity to own a well-kept, park-facing home with no condo fees. (id:6769)

Storage 17.42 Ft x 33.58 Ft
Living room 12.42 Ft x 12.00 Ft
Dining room 10.00 Ft x 8.42 Ft
Kitchen 14.42 Ft x 14.67 Ft
2pc Bathroom 5.25 Ft x 4.67 Ft
Pantry Measurements not available

Primary Bedroom 11.92 Ft x 12.33 Ft
3pc Bathroom 4.92 Ft x 8.58 Ft
Bedroom 8.42 Ft x 12.00 Ft
Bedroom 8.42 Ft x 11.83 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

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