

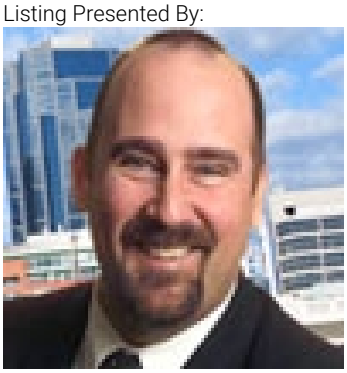
255 Lucas Gate Calgary Alberta

$567,380

Welcome to 255 Lucas Gate NW, a beautifully designed Kendal plan by Brookfield Residential in the vibrant community of Livingston. Offering just over 1,500 sq. ft. of living space above grade, this thoughtfully planned home features 3 bedrooms, 2.5 bathrooms, an upper-level bonus room, and an unfinished basement with rough-ins. With upgraded appliances, a functional open-concept layout, and a separate rear entrance option, this home is designed to accommodate both everyday living and changing needs. The main floor welcomes you with a bright and inviting great room that flows naturally into the well-appointed kitchen, featuring a central island with an eating bar, pantry, chimney-style hood fan, and upgraded appliance package. The adjoining dining area provides a comfortable setting for family meals and entertaining, with convenient access to the rear mudroom and backyard. A 2-piece powder room completes the main level, creating a functional layout designed for everyday living. On the upper level, a central bonus room creates an additional living area, ideal for movie nights, a play space, or a quiet retreat. The spacious primary retreat offers a walk-in closet and private 4-piece ensuite, providing a comfortable place to unwind. Two additional bedrooms, a full 4-piece bathroom, and conveniently located upper-floor laundry with an included washer and dryer complete this level. The unfinished basement offers excellent potential for future development, complete with rough-ins designed to accommodate your future plans. With a separate rear entrance option, this lower level provides flexibility for additional living space or potential rental income (subject to approvals). Outside, the home's charming exterior creates an inviting first impression. The private backyard offers room to relax, entertain, or enjoy Calgary's warmer months, while the rear parking pad adds every...

Great room 13.67 Ft x 11.08 Ft
Dining room 9.75 Ft x 9.00 Ft
2pc Bathroom Measurements not available
Bonus Room 9.50 Ft x 8.58 Ft
Primary Bedroom 11.58 Ft x 11.58 Ft
4pc Bathroom Measurements not available
Bedroom 9.83 Ft x 8.25 Ft
Bedroom 10.42 Ft x 8.25 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
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