



# 352 Lucas Way Calgary Alberta

\$1,049,000

A brand new (never lived-in) property located in the sought-after community of Livingston in NW Calgary. Built on a traditional corner lot, this home features six bedrooms, a main floor office, a bonus room, and 3.5 bathrooms, including a two-bedroom plus den LEGAL suite in the basement, crafted by the renowned "Morrison Homes." With over 3,600 sq. ft. of living space, this stunning house welcomes you with a main floor office and a magnificent chef's kitchen. The kitchen boasts numerous upgrades, including high-end stainless steel appliances, a gas cooktop, quartz countertops with a waterfall feature, ceiling-height cabinets, and a butler's walkthrough pantry. Upstairs, you'll find a spacious bonus room and four bedrooms, including a primary bedroom with a luxurious five-piece ensuite. The upper floor also features three additional bedrooms, a laundry room, and a four-piece bathroom. The fully developed basement includes a two-bedroom legal suite with a separate heating source and laundry facilities. This fantastic property has an oversized double-attached garage and dual-zone centralized air conditioning. Watch the 3D and video virtual tours and call your favourite REALTOR(R) today to book a private viewing! (id:6769)

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 10.42 Ft x 12.00 Ft

Bedroom 9.25 Ft x 13.25 Ft

Kitchen 10.33 Ft x 9.92 Ft

Living room/Dining room 14.75 Ft x 13.42 Ft

2pc Bathroom 6.83 Ft x 5.08 Ft

Dining room 11.00 Ft x 11.42 Ft

Foyer 6.83 Ft x 9.00 Ft

Kitchen 15.92 Ft x 13.00 Ft

Living room 15.92 Ft x 13.00 Ft

Other 5.42 Ft x 8.50 Ft

Office 10.50 Ft x 12.50 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

5pc Bathroom 13.00 Ft x 14.08 Ft

Bedroom 10.33 Ft x 16.33 Ft

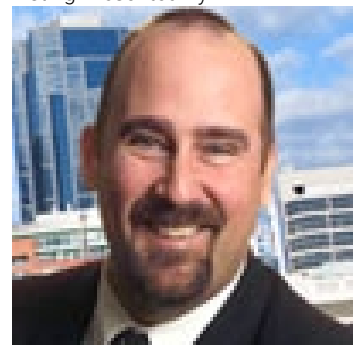
Bedroom 9.33 Ft x 11.08 Ft

Bonus Room 13.17 Ft x 14.67 Ft

Laundry room 8.33 Ft x 6.17 Ft

Primary Bedroom 13.25 Ft x 15.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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### RE/MAX Realty Professionals

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