



454 Lucas Way Calgary Alberta

\$929,900

****OPEN HOUSE: SAT (JAN 18): 1pm TO 4pm****Do not miss this rare opportunity to own this stunning executive home in the Developing and most convenient community of Livingston NW. **MAIN FEATURES:** NEWLY BUILT 2,600 Sqft Plus Living Space On Main And Upper Floor | Builder & Alberta New Home Warranty | Double Attached Garage | 9' Ceiling On Main & Basement | Conventional Lot | Main Floor Den/Office | Plenty Of Windows | Very Bright House | 4 Bedrooms Upstairs With Walk In Closets | 2 Br LEGAL SUITE With Separate Entry. **MAIN FLOOR:** Welcoming with spacious foyer followed by Bright Den/Office with 2 windows & Dual French doors, Open concept floor plan with cozy living room having fully tiled decorative electric fireplace, Upgraded and Modern large kitchen, tons of upgrades, corner butler pantry area, pantry room and 2pc washroom finishes the level. **UPGRADES:** Dual Colour Cabinets in Kitchen | GAS STOVE WITH CHIMNEY HOOD FAN | Built in Microwave | QUARTZ COUNTERTOPS EVERYWHERE | Pot Lights | Upgraded Lighting & Plumbing Fixtures | Washer & Dryer included for Basement & Upper Level | CENTRAL Air Conditioning | Designer Grade Finishes | LUXURY VINYL PLANK & TILE FLOORING | Wood Railing with Spindles. **UPPER LEVEL:** Upstairs you find centrally located expansive vaulted ceiling Bonus room, Laundry room with plenty of storage space, FOUR spacious bedrooms including a primary bedroom with 5 piece en-suite and walk in closets in every Bedroom and 4pc main bathroom. **BASEMENT LEGAL SUITE:** 1,000 plus SqFt Basement Legal Suite is built by the builder and it has 2 good size Bedrooms, Upgraded Kitchen with high end Stainless Steel appliances, Living-Dining area, Separate Laundry, 4pc bathroom, large storage room and utility room with 2 Furnaces & 2 Hot Water Tanks. **BACKYARD:** Oversized Deck with BBQ Gas line followed by decent partially fenced backyard makes it appealing for your outdoor fami...

Storage 12.83 Ft x 5.75 Ft

Furnace 13.42 Ft x 13.33 Ft

4pc Bathroom 8.08 Ft x 4.83 Ft

Kitchen 13.42 Ft x 5.08 Ft

Recreational, Games room 25.08 Ft x 13.75 Ft

Dining room 17.25 Ft x 13.83 Ft

Kitchen 9.25 Ft x 14.50 Ft

Other 9.67 Ft x 12.00 Ft

Living room 16.75 Ft x 13.00 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

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Listing Presented By:



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<http://www.realestatecalgary-ab.ca/>

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| Bedroom | 8.83 Ft x 10.00 Ft | Bedroom | 12.67 Ft x 14.08 Ft |
| Bedroom | 10.67 Ft x 10.17 Ft | Other | 4.08 Ft x 5.67 Ft |
| Den | 10.50 Ft x 11.75 Ft | Bedroom | 10.08 Ft x 10.67 Ft |
| Foyer | 13.83 Ft x 10.50 Ft | Bedroom | 11.75 Ft x 10.42 Ft |
| Pantry | 5.08 Ft x 6.58 Ft | | |