

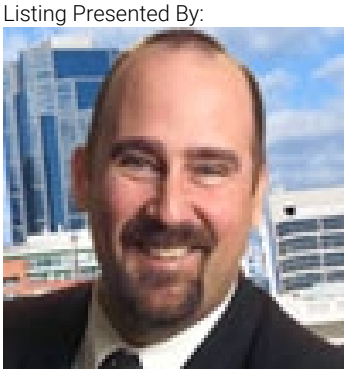
46 Lucas Heights Calgary Alberta

$850,000

Welcome to this beautifully designed 5 bed/3.5 bath, 2 storey home with legal 1 bedroom basement suite in the sought after community of Livingston NW! This property offers a total of +2,960 sqft of gorgeous developed living area. With four bedrooms upstairs, a main floor den, double attached garage and an additional gravel parking pad behind the house, this home delivers space, versatility and valuable income potential. Step inside to a bright, modern interior and an inviting open concept main floor designed for everyday living and entertaining. The chef's kitchen features stainless steel appliances, a gas stove, ample counter space, a central island and an oversized 8'10" x 5'5" walk-in pantry. The kitchen flows into the dining area and spacious living room, creating a welcoming place to gather. From the dining room, step directly outside onto the raised deck, perfect for summer barbecues, outdoor dining and relaxing in the fresh air. A versatile den provides an ideal home office, study or playroom, while a convenient 2pc bathroom completes the main level. Upstairs, the impressive bonus room features vaulted ceilings, creating an airy, spacious family retreat for movie nights, games or quiet evenings at home. The primary bedroom offers a private 5pc ensuite (with standing shower & soaking tub) and walk-in closet, while three additional bedrooms, a full 4pc bathroom and a separate upper floor laundry room provide comfort and convenience for the whole family. A standout feature is the fully developed legal basement suite, offering an excellent opportunity for rental income to help offset mortgage payments or comfortable accommodations for extended family. Accessible through a separate exterior side entrance or from inside the home, the 1 bedroom suite includes its own L-shaped kitchen with quartz countertops, full-size stainless steel appliances and a living room, d...

Furnace 17.33 Ft x 10.00 Ft
Living room 12.00 Ft x 11.50 Ft
Bedroom 9.67 Ft x 9.92 Ft
Dining room 7.17 Ft x 8.75 Ft
Laundry room 3.75 Ft x 3.42 Ft
Kitchen 12.67 Ft x 8.42 Ft
Kitchen 16.08 Ft x 13.33 Ft
Pantry 8.83 Ft x 5.42 Ft
Den 11.50 Ft x 8.67 Ft
Other 8.33 Ft x 4.58 Ft
2pc Bathroom 4.58 Ft x 4.92 Ft
5pc Bathroom 10.58 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
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4pc Bathroom 8.75 Ft x 5.08 Ft

Storage 8.25 Ft x 3.42 Ft

Dining room 9.92 Ft x 8.33 Ft

Living room 14.67 Ft x 12.75 Ft

Primary Bedroom 12.92 Ft x 12.00 Ft

Bonus Room 17.25 Ft x 13.25 Ft

4pc Bathroom 5.25 Ft x 11.50 Ft