



## 55 Lucas Way Calgary Alberta

\$405,000

Discover a lifestyle of effortless elegance in this meticulously maintained almost new, 1,014 sq. ft. residence. Offering a functional design, this home features an open-concept layout that caters perfectly to urban professionals, rightsizers, or young families seeking a low-maintenance retreat. The heart of the home is an expansive, light-filled living room (11'11" x 19'8") that serves as the hub for relaxation or social gatherings. It flows seamlessly into a chef-inspired kitchen, where a generous footprint and a dedicated walk-in pantry ensure every culinary need is met with ease. Pristine-kept, this pet-free home offers an immediate sense of freshness and pride of ownership. The primary suite is a true sanctuary, boasting impressive dimensions (11'6" x 11'11"), a spacious walk-in closet, and a private 4-piece ensuite. Ensuring privacy and versatility, the secondary bedroom is positioned near a second full 4-piece bathroom—an ideal configuration for guests, roommates, or a quiet home office. Forget cramped utility closets; this unit features a large, dedicated in-suite laundry room (7'7" x 5'7") that provides substantial bonus storage. Extend your living space outdoors onto the massive 130+ sq. ft. private balcony. Stretching over 20 feet long, this impressive terrace is a rare find, offering the perfect canvas for container gardening, morning espresso, or sunset cocktails. (id:6769)

Primary Bedroom 11.50 Ft x 11.92 Ft  
 4pc Bathroom 7.75 Ft x 8.25 Ft  
 Other 7.75 Ft x 4.75 Ft  
 4pc Bathroom 4.92 Ft x 8.25 Ft  
 Bedroom 9.58 Ft x 9.67 Ft  
 Pantry 1.83 Ft x 3.67 Ft

Kitchen 9.50 Ft x 12.25 Ft  
 Living room 11.92 Ft x 19.67 Ft  
 Other 8.75 Ft x 7.75 Ft  
 Laundry room 7.58 Ft x 5.58 Ft  
 Other 6.42 Ft x 20.67 Ft

Listing Presented By:



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