



# 6 Lucas Heights Calgary Alberta

\$660,000

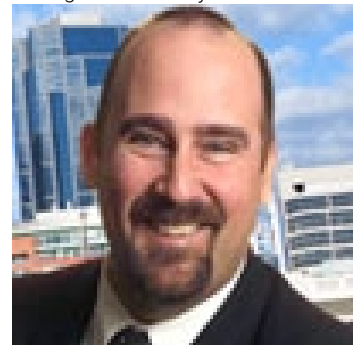
\*\*\*Former Showhome Upgraded To Showcase Builder Options\*\*\* This home has never been lived in... You could be the first ones to call this lovely detached property with 3 bedrooms in the lovely community of Livingston... HOME! One of the few laned properties in Livingston that sits on a TRADITIONAL LOT. This is not a zero lot line! The land this home was built on is even larger because it's also a corner-lot with a separate side entrance providing a perfect opportunity to develop a basement into a legal suite for extra income. Walking into the front door, there is a cozy front porch. The main floor has an open-concept floor plan which begins with a front entry area opening into the bright and spacious living room, attached dining room and kitchen. Further in, the kitchen has a good-sized island, stainless-steel appliances, a dishwasher and lots of storage including a nearby pantry. Built-in ceiling speakers, mood lighting and an air-conditioner will make all family gatherings a party! Speakers are installed on the main and upper floor. Completing the main floor is a 2-piece bathroom for guests and a mud room off of the back door. All windows have blinds with push button technology. Upstairs, you will find the master bedroom complete with a walk-in closet, and ensuite bath with a soaking tub. You can also find 2 more good-sized bedrooms with their own 4-piece bathroom and tub to share and a laundry room with even more storage space! The bedrooms offer amazing views of the community of Livingston, Downtown Calgary and the Rocky Mountains. The backyard has a generously sized deck and parking pad connected to a back lane. The home is next to parks including Livingston Park and Playground, Lucas Park, The Livingston West Ponds and Livingston off-leash dog park all within walking distance! Residents of Livingston have the privilege of enjoying exclusive access to the Living...

Primary Bedroom 11.92 Ft x 13.50 Ft  
 Other 8.67 Ft x 5.33 Ft  
 4pc Bathroom 8.33 Ft x 8.50 Ft  
 Laundry room 6.58 Ft x 6.50 Ft  
 Bedroom 13.00 Ft x 8.67 Ft  
 Bedroom 10.92 Ft x 10.08 Ft

4pc Bathroom 5.08 Ft x 8.42 Ft  
 Living room 13.50 Ft x 16.75 Ft  
 Dining room 10.08 Ft x 15.08 Ft  
 Kitchen 15.67 Ft x 13.75 Ft  
 2pc Bathroom 5.00 Ft x 5.08 Ft

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