

273 LUCAS Place
Calgary, Alberta

MLS # A2176200



\$909,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

The Collingwood model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern, functional design, and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is located in the most sought-after part of Livingston! If you are looking for ample square footage and beautiful private views, then look no further! Inside, you will discover a bright and spacious living room/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quartz counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave PLUS you will LOVE your new SPICE KITCHEN!, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size and share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel appliances, quartz counters, tile, carpeted flooring, and a separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, Newly built deck, and upgraded pot lights throughout the entire home, It is truly a must-see

property! View the virtual tour or schedule your private showing today.