

59 Lucas Close NW
Calgary, Alberta

MLS # A2206713



\$859,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

West side walkout home – ready for a two bedrooms legal suite. Flex room with walk-in closet could be 5th bedroom with full bath on the main floor. Welcome to this exquisite, almost brand-new walkout home nestled in the highly sought-after Livingston community! This home with AC-3.5 Ton and 50 Amp 220V EV charge features 4 spacious bedrooms and bonus room on the 2nd floor. Step inside to discover elegance at every turn, with soaring 9-foot ceilings, 8-foot doors and even an upgraded 8-foot door from the main house to garage on the main floor, with luxury vinyl plank (LVP) flooring throughout the entire home. The main floor offers a full height Electric Fireplace and a chef-inspired kitchen, with level 3 painted MDF cabinets rising tight to ceiling, a built-in microwave, chimney hood fan, and a striking granite waterfall countertop (granite side panels) with two-tone cabinets. Every bathroom is finished with level 3 tiled baseboards and a vanity height of 36in, a standard toilet upgraded to Elongated Comfort Height adding a touch of refinement. Upstairs, you'll find 4 generous bedrooms (with a bonus large window added to bedroom 4), a main bathroom with an added second sink, and a master bedroom with mountain views, an ensuite with dual vanities, a separate soaker tub, and a glass-enclosed shower. An open bonus room with pot lights, and a spacious laundry room with built-in shelving complete the upper level. Outdoor living is seamless with an upgraded 3-panel 9-foot wide and 8-foot tall sliding door, leading to a full-width deck, perfect for entertaining or enjoying the picturesque surroundings. The walkout basement is thoughtfully prepared with rough-in plumbing for a future legal suite, providing the potential for two additional bedrooms, a recreation room, a games area, and a full bathroom—an incredible opportunity for customization or rental

income. Ideally located, this home provides easy access to everyday conveniences, including grocery stores, future schools, and essential amenities. Plus, enjoy the convenience of being just 10 minutes from CrossIron Mills Shopping Mall and 15 minutes from the airport. Don't miss your chance to own this exceptional home—schedule your private showing today!