## ROBERT HART MOORE **GRASSROOTS REALTY GROUP**

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## 126 Lucas Close NW Calgary, Alberta

MLS # A2237275



\$965,000

Division:	Livingston					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,576 sq.ft.	Age:	2023 (2 yrs old)			
Beds:	7	Baths:	5			
Garage:	Double Garage Attached					
Lot Size:	0.09 Acre					
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt, Recta					

nclusions:	In the basement - Refrigerator, Washer, Dryer, Electric sto	ve, Dishwasher, Microwave H	lood fan
eatures:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Ho	me, Pantry, Quartz Counters, \	/inyl Windows, Walk-In Closet(s)
Foundation:	Poured Concrete	Utilities:	-
Exterior:	Wood Frame	Zoning:	R-G
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Heating:	Forced Air, Natural Gas	Water:	-

Welcome to this extremely WELL MAINTAINED, Traditional lot, two storey house in the much DESIRED community of Livingston. This house is FULL OF UPGRADES and tastefully designed. Firstly, it's a CORNER LOT with a walking pathway on one of the sides of the house and also having a GREENBELT behind with a small Park and Walking/Biking pathway . The house has a well ORGANIZED DOUBLE ATTACHED GARAGE with ADDITIONAL concrete DRIVEWAY. On the main floor is a welcoming entrance, a SPACIOUS bedroom with a JACK & JILL Full Washroom. As we move along we pass the office room and a good size Pantry. AWESOME, huge Living room with a fireplace and big windows, Very bright dining room overlooking a BIG Deck, CHEF'S PRIDE KITCHEN ALONGWITH WITH A SPICE KITCHEN TOO. UPGRADED Stainless Steel Appliances in both the kitchens. Upgraded Built-in oven with air fryer too, built- in Microwave Oven, Gas cooktop, Chimney Hoodfan, Dishwasher are part of the main kitchen. Electric stove, Hood fan and a rough-in for the second Dishwasher. A Huge ISLAND with it's Pendant Lights and Ceiling height Cabinetry in the Kitchen brings in a lot of ELEGANCE. Upper floor comprise of TWO MASTER BEDROOMS with their individual Ensuite Washrooms and Walk-in Closets. There are two other spacious bedrooms with their individual Walk-in closets too. Another Full Washroom on the upper floor. Gigantic BONUS ROOM with windows on both sides brings in a lot os sunshine inside. A BIG Laundry Room completes the upper floor. A LEGAL, SUNSHINE Basement Suite with a SEPARATE ENTRANCE and a SEPARATE LAUNDRY completes the practical aspects of this gorgeous house. In the basement suite there are TWO BIG BEDROOMS with big windows, a full washroom, a laundry room with high

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end Laundry pair, a storage area, a Machenical/Utility room and an Upgraded Kitchen with a Refrigerator, Electric stove, Dishwasher,