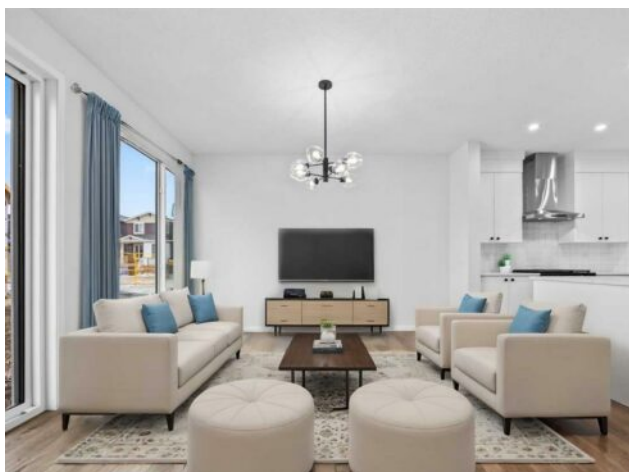


142 Lucas Place NW  
Calgary, Alberta

MLS # A2187048



## \$929,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance		
<b>Inclusions:</b>	Refrigerator in Basement, Dishwasher in Basement		

Welcome to this exceptional 6-bedroom, 4-bathroom Double Front Garage home with Secondary Suite located in the sought-after Livingston community, offering both style and functionality for modern living. The main floor is thoughtfully designed with a versatile bedroom and a full bathroom featuring a beautifully tiled shower. The open-concept layout boasts elegant LVP flooring throughout, a spacious mudroom, and a gourmet kitchen with a large island, full-height cabinetry, stainless steel appliances—including a gas range, built-in microwave, and a full-sized refrigerator. The expansive living room and dining area are complemented by large windows and a sliding patio door, filling the space with natural light and offering easy access to the outdoor living area. Upstairs, the luxurious master suite features a generous 5-piece ensuite with dual vanity, separate tub and shower, and a walk-in closet, providing a true retreat. A well-designed bonus room offers ample space for family gatherings, a home office, or a play area, while two additional large bedrooms share a rare 5-piece bathroom with a dual sink and a tub-shower combo with a separate toilet area for added privacy. For convenience, the laundry room is also located on the second floor. The fully developed basement includes a legal secondary suite, perfect for rental income or multi-generational living, featuring 2 bedrooms, a full bathroom, a large living and dining area, and a tucked-away kitchen. This home is equipped with upgraded mechanical systems, including a 200 AMP panel and a high-performance, energy-efficient gradient 2-in-1 furnace and tankless hot water heater, ensuring stable temperatures and significant energy savings. The Livingston community itself offers an impressive range of amenities, including a 35,000 square foot HOA with a tennis court, skating rink, basketball court,

kids's splash park, playground, indoor gymnasium, and a commercial kitchen with a gathering room, making it a truly family-friendly and active neighborhood. With easy access to both Stoney Trail and Deerfoot Trail, you're just minutes away from all the conveniences Calgary has to offer. This home is an ideal choice for those looking for space, style, and community living.