

**206 Lucas Close NW
Calgary, Alberta**

MLS # A2172258



\$939,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,303 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Suite, Walk-Out To Grade

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Quartz Counters, Skylight(s)

Inclusions: N/A

Move-in ready! Another golden opportunity for you to own this beautiful and 6-bedroom house + a Den with fully developed walkout LEGAL basement suite in the much sought after community of Livingston NW. There is also a bedroom plus a full bathroom on the main floor. This house has it all. High demand for white kitchen cabinets and quartz countertops in all the bathrooms, large kitchen pantry to store your everyday needs, big and bright living and dining rooms with plenty of sunlight coming in through the many big windows and sliding glass doors that lead to a deck. Enjoy the spectacular views of the northern lights dancing above you from your deck. Upstairs there are 4 bedrooms plus a large bonus room with skylights. No more sharing of rooms...an excellent house for a family as well as for guests that come over for visiting. Spacious and open living floorplan with no cramp, tight or narrow areas. A dream home for everyone.