# **\$769,900 - 136 Lucas Street Nw, Calgary**

MLS® #A2238206

### \$769,900

6 Bedroom, 4.00 Bathroom, 1,804 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

Legal basement suite! Welcome to this beautifully maintained 2021-built home located in the sought-after community of Livingston. With a fully finished 2-bedroom legal basement suite featuring a private entrance, laundry, full bathroom, and plenty of storage, this home offers incredible flexibility for multigenerational living or rental income potential.

From top to bottom, pride of ownership shines throughout this move-in ready home. Upstairs, you'II find 3 spacious bedrooms, a bonus space perfect for a kids' study area or home office, and two full bathrooms, including a generous primary suite featuring a large ensuite with quartz countertops throughout, a soaker tub, and a massive walk-in closet. The main floor offers a bright, open-concept layout ideal for family living and entertaining. It also includes a bright, spacious den and a full bathroom, providing added convenience for guests or a home office setup.

Enjoy a bright, spacious living area and dining space filled with natural light, featuring a cozy electric fireplace that creates a warm and inviting atmosphere. The kitchen offers a massive quartz island, corner pantry, and plenty of counter space for cooking and gathering. Step outside to a large, low-maintenance backyard perfect for relaxing or entertaining, and benefit from a massive double detached garage that provides plenty of storage and parking.







Located just steps from the scenic community pond and a short 5 minute walk to the Livingston Hub, you'II have year-round access to incredible amenities like splash parks, skating rinks, tennis courts, and fitness classes, something for everyone in the family.

Need to venture beyond the neighborhood? You're just 3 minutes from Stoney Trail, 10 minutes to CrossIron Mills, and 12 minutes to Calgary International Airport, making commuting and weekend getaways a breeze.

This is your chance to own a truly stylish family home in one of Calgary's most dynamic new communities. Book your private showing today!

#### Built in 2021

#### **Essential Information**

MLS® # A2238206 Price \$769,900

Bedrooms 6
Bathrooms 4.00

Full Baths 4

Square Footage 1,804 Acres 0.06 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 136 Lucas Street Nw

Subdivision Livingston
City Calgary
County Calgary

Province Alberta
Postal Code T3P1R6

#### **Amenities**

Amenities None, Park, Playground, Snow Removal

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 10th, 2025

Days on Market 1

Zoning R-G HOA Fees 480 HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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