

\$649,900 - 13 Lucas Rise Nw, Calgary

MLS® #A2119885

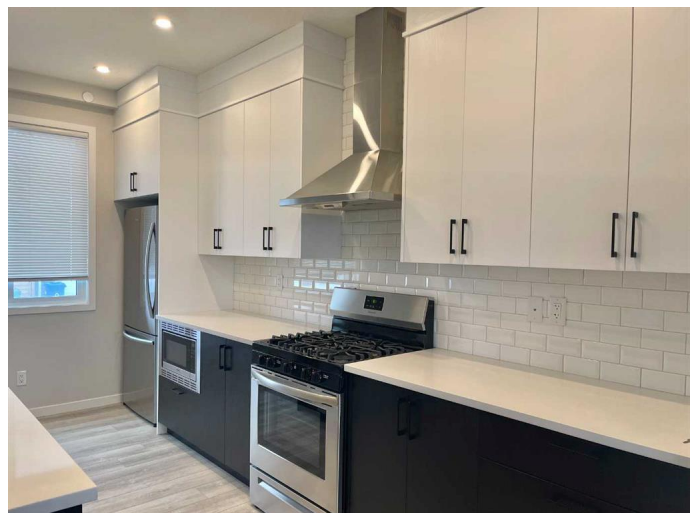
\$649,900

4 Bedroom, 3.00 Bathroom, 980 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Back on market due to financing. Open house: April 13, 2:00-4:00pm. Nestled in the heart of Livingston, this stunning bungalow boasts a prime corner lot and an unbeatable location. With 4 bedrooms and 3 full bathrooms, including a legal secondary suite, this home offers both charm and practicality. Upon entering, you'll be immediately struck by the inviting ambiance and functional layout. The bright and cozy living room welcomes you with ample natural light streaming through large windows. The kitchen is a true marvel, featuring upgraded stainless-steel appliances, a sleek chimney hood fan, built-in microwave, and a gas stove complemented by beautiful granite countertops. The south-facing master bedroom boasts its own ensuite bathroom, while an additional bedroom and full washroom on this level provide plenty of space for family or guests. Convenient upper-level laundry facilities make chores a breeze. Outside, fully landscaped front and side yard with a walkway leading to the basement separate entrance. The basement, with its nine-foot ceilings, offers two generously sized bedrooms, a full bath, and a spacious family room flooded with natural light from three large windows. Equipped with a full kitchen, in-suite laundry, and separate furnace, the basement presents versatile living options for your family or as a significant mortgage helper. The expansive backyard accommodates parking for three vehicles or your private RV. This property represents more than just a home; it's



a savvy investment with endless possibilities.
Don't let this incredible opportunity slip away.

Built in 2022

Essential Information

MLS® #	A2119885
Price	\$649,900
Sold Price	\$643,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	980
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13 Lucas Rise Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P5

Amenities

Amenities	None
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 11th, 2024
Days on Market	7
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	C-Luxury Realty Ltd.
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