

**10 Lucas Terrace NW**  
**Calgary, Alberta**

**MLS # A2219293**



**\$939,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Bathed in natural light, this stunning corner lot home offers an expansive 3200+ sq ft of sophisticated living, including a valuable legal 2-bedroom suite. Step into an airy open-concept main floor, where 9-ft ceilings, luxurious plank flooring, and oversized windows create a welcoming ambiance all day long. The gourmet kitchen, a true centerpiece, overlooks the dining and living spaces and features upgraded stainless-steel appliances, striking quartz countertops, and a designer herringbone tile backsplash. A private home office, discreet powder room, and convenient garage access enhance this level. Ascend to the upper floor to find a spacious bonus room, ideal for family movie nights. The primary suite is a haven of tranquility, complete with a massive walk-in closet and a spa-like 5-piece ensuite. Two additional well-proportioned bedrooms, a 4-piece main bath, and a dedicated laundry room complete this floor. The quality extends to the >900 sq ft lower-level legal suite, showcasing luxury plank flooring, two generous bedrooms, a full kitchen, a large 4-piece bathroom, plentiful storage, and the added benefit of a private entrance and postal box. The garage provides excellent built-in storage solutions. Your private rear deck awaits for summer barbecues and quiet relaxation. Experience this exceptional home, within close proximity to shopping and a school bus stop right out your door! Schedule your private tour today!