

175 Lucas Close NW  
Calgary, Alberta

MLS # A2202051



**\$907,500**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	26,738 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

The 'Columbia 24' is a brand-new home built by Brookfield Residential, featuring a fully finished 2 BEDROOM legal basement suite and is situated on an oversized PIE LOT! The home boasts a gourmet kitchen with an expansive pantry, 6 bedrooms (4 upstairs and 2 downstairs), 3.5 bathrooms, and nearly 3,500 square feet of developed living space over three levels. The main level has been beautifully finished with two-tone cabinetry and a large island with quartz countertops. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining but also includes a flex space with double doors. The flex area is perfect for a home office or children's play space and has a large window overlooking the backyard. The large kitchen is complete with upgraded appliances, including a chimney hood fan and built-in microwave. Off the main kitchen is a large walkthrough pantry that leads to the mudroom and double attached garage. The living area features large windows overlooking the backyard, allowing natural light to pour through the home all day, while warm-tone vinyl plank flooring flows throughout the main level—ideal for those with children or pets. The main level is completed by a central fireplace in the living area and a 2-pc bathroom. The expansive upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the other three bedrooms. The primary suite is at the rear of the home and features large windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, private water closet and a walk-in closet completes the room. Three more generous bedrooms, a 5-pc bathroom with dual sinks and a private water closet and bathtub, and a conveniently located laundry room round out the upper level. The fully developed basement comes with a legal

2-bedroom, 1-bathroom suite. This suite includes a separate side entrance, all appliances (including a washer and dryer), and separate mechanical systems. This property is fully move-in ready in the new community of Livingston! The Alberta New Home Warranty, as well as the builder's warranty, allows you to purchase this brand-new home with peace of mind. \*\*Photos are taken from a show home and do not represent the exact property for sale.