

\$875,000 - 308 Lucas Way Nw, Calgary

MLS® #A2247770

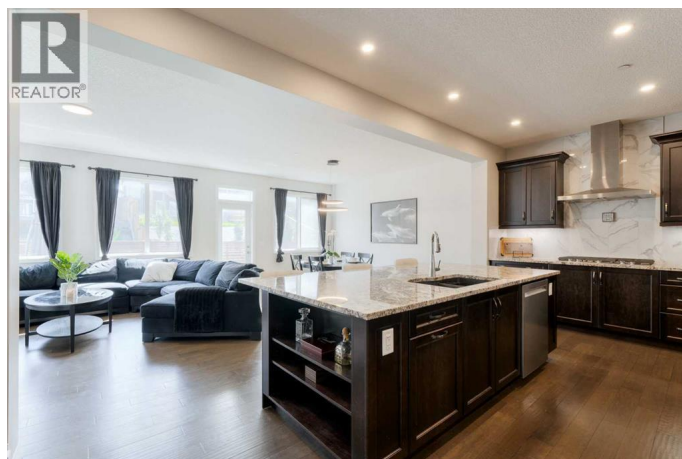
\$875,000

3 Bedroom, 3.00 Bathroom, 2,625 sqft

Single Family on 0.09 Acres

Livingston, Calgary, Alberta

Stylish and Spacious Living in One of Calgary's Most Connected Communities Welcome to 308 Lucas Way NW, a beautifully upgraded detached home offering over 2,600 square feet of living space. With a smart layout, quality finishes, and thoughtful updates throughout, this home blends modern style with everyday functionality—all in the heart of vibrant Livingston. Step inside and you'll notice the rich hardwood floors that anchor the open-concept main level, creating a warm and elegant backdrop throughout. The chef-inspired kitchen is equipped with granite countertops, a gas stove, stainless steel appliances, and a spacious island that's perfect for cooking, hosting, and gathering. The adjacent dining area keeps the space social and connected, making it easy to transition from dinner to conversation. A dedicated main floor office offers a quiet spot to work from home or manage daily tasks without disruption. Upstairs, the thoughtful layout continues with a central bonus room, ideal as a media space, playroom, or relaxing retreat. The primary suite is your own private getaway with a spa-inspired ensuite featuring separated back-to-back vanities, a dedicated getting-ready space, and a walk-in closet that offers both space and style. Two additional bedrooms and a full bathroom round out the upper level, along with the added convenience of an upstairs laundry room that helps make daily routines a little easier. Additional highlights include central air conditioning for



summer comfort and an attached double garage that offers convenience year-round. Located just steps from scenic walking paths and parks, the home is ideally situated for both relaxation and recreation. Living in Livingston means more than just a great home—it means joining one of Calgary’s most vibrant new communities. Residents enjoy access to incredible amenities, including a hockey and skating rink, indoor gym, splash park, playgrounds, outdoor tennis courts, and even a seasonal skatepark. Whether you're staying active, spending time with family, or connecting with neighbours, Livingston is designed for real life, learn more at Livingston Connect. Come experience a home that’s full of warmth, style, and potential and Let’s make YOUR dreams a Reality!

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Built in 2022

Essential Information

Listing #	A2247770
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,625
Acres	0.09
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	308 Lucas Way Nw
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P0R5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Exercise Centre
Features	Closet Organizers, Level, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Oven, Dryer, Microwave, Hood Fan, Garage door opener, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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