

\$879,900 - 31 Lucas Passage Nw, Calgary

MLS® #A2256280

\$879,900

4 Bedroom, 4.00 Bathroom, 2,021 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this high-quality, 4 bedrooms and 3.5 bathrooms brand new built home by Morrison Homes, located in the highly sought-after north community of Livingston in Calgary. The home is close to parks, playgrounds, walking and biking pathways, shopping and easy access to Stoney Trail, Deerfoot Trail, and Cross Iron Mills. Upon entry, you are impressed by the Entrance with a picture window and beautiful tile floor, and wrought iron spindles on the stairs leading to the upper level, an open concept design with 9'™ ceilings, LVP flooring throughout, and enhanced by large west facing windows allowing for tons of natural light in. The main floor also provides a gourmet kitchen complete with a large island, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz countertop, a walk-through pantry and a big dining area with two large sliding doors leading out onto a large deck with vinyl surface. The spacious living room boasts an electric fireplace. Additionally, there is a mudroom and powder room on this level. Upstairs features a bonus room with vaulted ceiling, a large primary bedroom with a large window, a walk-in closet, and a 5-pc ensuite with double vanities, a shower, and a tub. Two additional generously sized bedrooms with big windows and great mountain views, a 4-pc family bathroom, and a laundry closet complete the second floor. The walkup fully finished basement provides a bright spacious recreation room with Kitchen



31 Lucas Passage NW, Calgary, AB

Main Floor Exterior Area 810.58 sq ft
Excluded Area 418.24 sq ft



0 5 10 ft

PREPARED: 2025/09/11

White regions are excluded from total floor area in KALIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



rough-in, a fourth room with large window and a third 4-pc bathroom. This home also comes with the New Home Warranty, offering peace of mind. Livingston is one of Calgary's most desirable neighborhoods, offering incredible amenities, including the 35,000 sq. ft. Livingston Hub, which features an ice rink, water spray park, gymnasium, playground, tennis court, banquet facility, community kitchen, daycare space, and more. Call to view! (id:6289)

Built in 2025

Essential Information

Listing #	A2256280
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,021
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

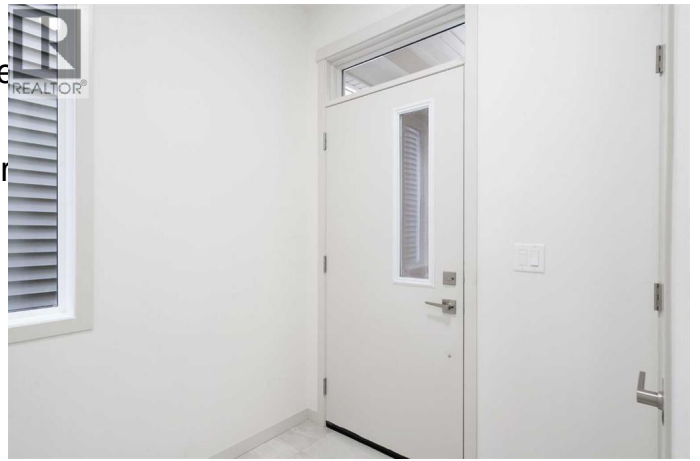
Address	31 Lucas Passage Nw
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1Z4

Amenities

Amenities	Park, Playground, Shopping, Other
Features	Other, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range Hood Fan
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up



Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Homecare Realty Ltd.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:16pm PDT