

\$1,049,900 - 305 Lucas Place Nw, Calgary

MLS® #A2257129

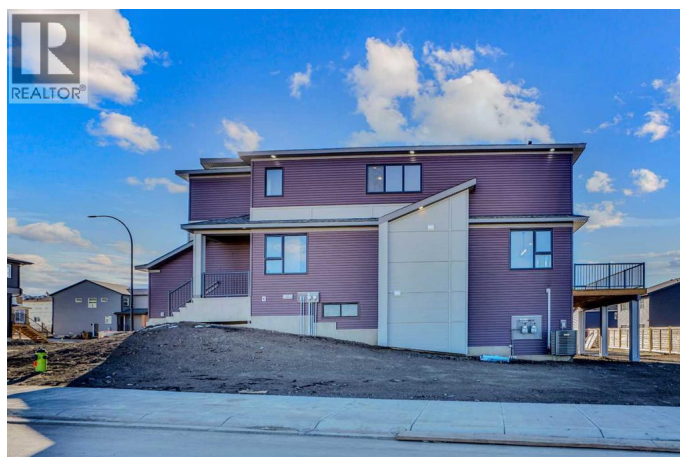
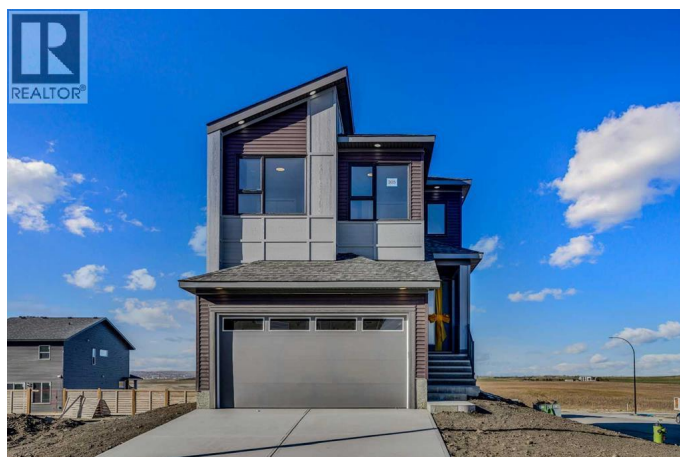
\$1,049,900

6 Bedroom, 4.00 Bathroom, 2,270 sqft

Single Family on 0.07 Acres

Livingston, Calgary, Alberta

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is



minutes from major shopping centers. Enjoy the epitome of luxury living! (id:6289)

Built in 2024

Essential Information

Listing #	A2257129
Price	\$1,049,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,270
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	305 Lucas Place Nw
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2E4

Amenities

Amenities	Park, Playground, Recreation Nearby, Shopping, Party Room, Recreation Centre
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer, Microwave
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Basement	Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office URBAN-REALTY.ca



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