



GRASSROOTS

REALTY GROUP

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**274 Lucas Place NW
Calgary, Alberta**

MLS # A2305927



\$879,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

Welcome to this exceptional, almost-new 7-bedroom home in the highly sought-after community of Livingston—where modern design meets income-generating potential and family functionality. Boasting nearly 2,300 sq ft of thoughtfully designed living space, this stunning property offers the perfect blend of luxury, space, and versatility. The upper level is designed for comfort and flow, featuring 4 spacious bedrooms, including a well-appointed primary retreat, a central bonus room ideal for family gatherings, and the convenience of upstairs laundry—a layout that simply works for today’s busy lifestyle. On the main floor, you’re welcomed into a bright, open-concept layout showcasing a fully upgraded kitchen with a massive quartz island, premium finishes, and seamless flow into the dining and living areas. A main floor bedroom with a full bathroom adds flexibility—perfect for guests, extended family, or a home office setup. The fully developed legal basement suite (with separate side entrance) features 2 bedrooms, offering an incredible opportunity for rental income, mortgage support, or multigenerational living—a true strategic asset in today’s market. Set in the heart of Livingston, you’re just minutes from the vibrant Livingston Hub, parks, schools, shopping, and major roadways—making connectivity and lifestyle effortless.

* 7 Bedrooms | 4 Bathrooms (approx.) *

Nearly 2,300 Sq Ft Above Grade * Legal 2-Bedroom Basement Suite (Separate Entrance) * Main Floor Bedroom + Full Bath * Quartz Countertops & Upgraded Finishes Throughout * Bonus Room + Upper Floor Laundry * Almost New (Under 3 Years Old) * Prime NW Calgary Location This is more than a home—it’s a strategic investment and a lifestyle upgrade in one of NW

Calgary's fastest-growing communities. Opportunities like this don't sit. Book your private showing today.