



GRASSROOTS
REALTY GROUP

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3101, 55 Lucas Way NW
Calgary, Alberta

MLS # A2306430



\$595,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Environmental Reserve, Lake, No N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	None		

Positioned as a desirable end unit, this townhouse in Livingston NW offers added privacy, extra natural light, and uninterrupted views of the surrounding pond and green space, features that are rarely available in this style of home. Designed with both comfort and function in mind, the home presents in near new condition, with a clean, modern aesthetic throughout complete with air conditioning to ensure year-round comfort. The main level opens into a bright, airy layout with 9 foot ceilings and large windows that take full advantage of the end unit exposure. The kitchen is both stylish and practical, finished with quartz countertops, stainless steel appliances, and ample cabinetry, flowing naturally into the dining and living areas. From here, step out onto a private deck overlooking the water, an easy extension of your living space. Upstairs, three well sized bedrooms provide flexibility for family living, guests, or a home office. The primary bedroom includes a walk in closet and a well appointed four piece ensuite, while a second full bathroom serves the remaining rooms. The walk out basement adds another layer of living potential, opening directly onto a concrete patio and the landscaped pathway beyond. Backing onto a peaceful pond with a fountain feature, the setting offers a sense of openness and calm that elevates everyday living. Combining the advantages of an end unit, modern air conditioned comfort, a premium location, and a move in ready condition, this home stands out as a refined and practical choice in one of Calgary's growing northwest communities.