



**260 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2306807**



**\$750,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** None.

Newer 2023-built home with builder warranty, separate entrance, and over 2,200 sq.ft. of living space in a prime Livingston location directly across from a park. A rare combination of size, layout, and long-term upside with an unfinished basement already set up for future development (subject to approval and permitting by the city/municipality). This 5-bedroom, 3-bathroom home offers a functional and well-balanced layout designed for everyday living. The main floor features a spacious bedroom and full bath, ideal for guests, extended family, or a home office setup. The open-concept kitchen, dining, and living area creates a natural flow for entertaining and daily use. Upstairs, you’ll find a large bonus room with a vaulted ceiling upgrade, positioned perfectly to overlook the park across the street, giving you a clear view of the kids playing right from home. The upper level continues with generously sized bedrooms and a practical layout that separates the primary bedroom for added privacy. The unfinished basement includes a separate entrance and a wide, functional footprint, making it well-suited for future development or potential secondary suite (subject to approval and permitting by the city/municipality). Located in the growing community of Livingston, you’re close to parks, playgrounds, walking paths, and have quick access to Stoney Trail for easy commuting. Nearby amenities include grocery stores, restaurants, schools, and the Livingston Hub a community-focused recreational facility with year-round programming. A strong option for families or buyers looking for space, flexibility, and long-term potential in a newer community.