



**195 Lucas Common NW
Calgary, Alberta**

MLS # A2308384



\$899,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,651 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot		

Heating:	High Efficiency	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Asphalt, Brick	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Nestled in the vibrant and family-friendly community of Livingston, this stunning former show home has never been lived in and showcases exceptional craftsmanship, high-end upgrades, and thoughtful design throughout. Step inside to discover a bright open-concept main floor featuring soaring 8' interior doors, luxury vinyl plank flooring, and elegant finishes that create a warm yet sophisticated atmosphere. Huge windows throughout the open-concept living space bring in an abundance of natural sunlight, creating a bright and welcoming environment. The inviting living room features a beautiful vertical shiplap feature wall with a tiled electric fireplace, blending modern style with cozy comfort. The chef-inspired kitchen is both functional and impressive with quartz countertops, two-tone cabinetry, a large central island, and in addition to the main kitchen, there is a separate spice kitchen that provides extra prep and cooking space. The dining nook opens onto an oversized deck, perfect for summer BBQs, entertaining guests, or relaxing outdoors. A main floor bedroom and full bathroom provide flexibility for guests, a home office, or multi-generational living. Upstairs, the primary retreat offers a spa-inspired ensuite with a custom tiled shower, soaker tub with tile ledges, dual sinks, quartz countertops, and a spacious walk-in closet, while three additional generously sized bedrooms provide plenty of space for family or guests. The upper level also includes a convenient laundry room and a beautiful, cozy bonus room ideal for relaxing or spending time with family. Every detail of this home reflects quality and thoughtful upgrades, including upgraded lighting, designer hardware, and an installed security system. Outside, enjoy the completed oversized deck while taking in the peaceful surroundings of Livingston. Residents also enjoy access to the impressive Livingston Hub, a

state-of-the-art facility featuring a skating rink, splash park, gymnasium, tennis courts, and event spaces, along with numerous parks, playgrounds, and pathways throughout the neighbourhood, with convenient access to Stoney Trail and Deerfoot Trail for easy commuting. Move-in ready and never lived in, this exceptional show home offers the perfect combination of designer elegance, everyday functionality, and outstanding value.