



107 Lucas Boulevard NW
Calgary, Alberta

MLS # A2313422



\$509,900

Division:	Livingston		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Price Improvement! Stunning 3-bedroom 3-bathroom corner lot townhome in desirable Livingston & Welcome home to 107 Lucas Boulevard NW! This southwest-facing 3-storey home boasts a wealth of premium upgrades, including wide-plank laminate flooring, stainless steel appliances, quartz countertops, designer wallpaper, and a built-in main floor desk perfect for a home office. The main level features a functional open-concept living/dining/kitchen space just steps out to your spacious deck & backyard and views of the nearby playground from your kitchen window & perfect for outdoor living & entertaining! The second level is complete with 2 large bedrooms each with their own walk-in closet, 4-piece bathroom, and convenient upper level laundry. The third level showcases the primary retreat featuring 4-piece ensuite bath and walk-in closet. Also on this level, you will find the spectacular third-floor bonus room that leads out to your private rooftop patio, offering panoramic views of both the downtown skyline and majestic mountains! Additional features of this property include no condo fees, a detached garage with room for vehicles and more, and a backyard with large privacy gate for enhanced security. Beyond the property line, the community of Livingston offers an unparalleled lifestyle. Residents enjoy exclusive access to the world-class Livingston Hub featuring skating rinks, gymnasium, tennis & pickleball courts, splash park, indoor playground, meeting rooms & year-round events. The neighborhood is rich with open green spaces, pathways, an off-leash dog park, a bike pump track, and direct access to the scenic Nose Creek pathways. Commuting is effortless with easy access to Stoney & Deerfoot Trail and just minutes to Carrington and Sage Hill amenities. A future Livingston town centre is coming soon to bring even more local retail

and services. Book your viewing today!