



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Lucas Way NW
Calgary, Alberta

MLS # A2317247



\$574,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

The wait is over—Livingston Views' showhome is now available for purchase. This exceptional 3-bedroom, 2.5-bathroom townhouse showcases designer-selected finishes and premium upgrades throughout, with no expense spared in creating a truly remarkable home. Every detail has been thoughtfully curated to exceed the expectations of even the most discerning buyer. The stunning kitchen features full-height cabinetry, quartz countertops, a full-height backsplash, and an upgraded stainless steel appliance package. Additional highlights include a fully finished, heated double under-drive attached garage, providing both comfort and convenience year-round. To provide added peace of mind, this home comes complete with Alberta New Home Warranty coverage—the industry's premier warranty program. This is a rare opportunity to own a professionally designed showhome that perfectly combines style, quality, and functionality.