



**23 Lucas Boulevard NW
Calgary, Alberta**

MLS # A2321208



\$698,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to this beautifully upgraded 5-bedroom home in the vibrant community of Livingston. Offering nearly 2,900 SQFT of developed living space, a separate side entrance, and an oversized double detached garage measuring, this home provides the space, functionality, and flexibility today's families are looking for. The bright and open main floor features a dedicated home office, spacious living and dining areas, and a well-appointed kitchen complete with quartz countertops, electrical stove (gas line available), microwave, walk-in pantry, and ample cabinetry. The thoughtful layout flows seamlessly into a large mudroom, providing excellent storage and everyday convenience. Upstairs, you will find a versatile bonus room, upper floor laundry, and 3 spacious bedrooms, including a primary retreat with a walk-in closet and private 4-piece ensuite. The fully finished basement is accessed through a separate side entrance and offers 2 additional bedrooms, a large recreation room, a full bathroom, and rough-ins for a future kitchen, creating excellent potential for multigenerational living or future development opportunities. Additional features include central air conditioning, a water softener, central vacuum rough-in, and numerous upgrades throughout. Enjoy sunny afternoons and evenings in the west-facing backyard, while the east-facing front allows for beautiful morning light. Located just minutes from parks, pathways, schools, shopping, and the impressive Livingston Hub, residents enjoy access to over 35,000 SQFT of amenities including a splash park, skating rink, gymnasium, tennis courts, basketball courts, and year-round community programming.