



**288 Lucas Boulevard NW
Calgary, Alberta**

MLS # A2321380



\$669,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

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

Inclusions: NA

Discover this exceptional 2-story home located at 288 Lucas Blvd NW, offering a perfect blend of style and versatility in the vibrant community of Livingston. The bright main floor features a dual living area ideal for entertaining, a modern kitchen with sleek stainless steel appliances and stunning quartz countertops, and durable laminate flooring throughout. The upper level includes a spacious bonus room, three bedrooms, and 2.5 bathrooms, while the fully finished basement offers a secondary legal suite with two bedrooms and a full bath, perfect for extended family or income potential. Residents of Livingston enjoy an incredible lifestyle centered around the 35,000 sq. ft. Livingston Hub, which features a gym, tennis courts, skating rinks, and a splash park, all complemented by over 250 acres of green space, scenic walking trails, and an off-leash dog park. With quick access to Stoney Trail, Deerfoot Trail, and nearby premier shopping, this home offers the perfect balance of modern comfort and master-planned convenience.