



GRASSROOTS

REALTY GROUP

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**48 Lucas Passage NW
Calgary, Alberta**

MLS # A2322293



\$750,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

LIKE NEW MORRISON HOME | STUNNING FINISHES THROUGHOUT | LEGAL SUITE | AVAILABLE IMMEDIATELY | CENTRAL A/C | Welcome to 48 Lucas Passage NW, an exceptional, like new Morrison built home in the sought after NW family community of Livingston. Perfectly positioned just steps from the community ponds, scenic walking paths and with quick access to Stoney Trail, this home offers the ideal blend of community, convenience, and modern living. From the moment you step inside, you’ll appreciate the stylish vinyl plank flooring, contemporary palette, and quality craftsmanship throughout. The showpiece kitchen is truly a foodie’s dream, featuring a gas range & hood fan, built-in wall oven and microwave, stainless steel appliances, a full size walk through pantry, quartz countertops, custom tile backsplash and a stunning oversized waterfall island that anchors the space. The open concept living and dining area is highlighted by large windows throughout with motorized blinds, a beautiful stone detailed fireplace and seamless access to the large backyard, creating the perfect setting for everyday living and entertaining alike. Completing the main level is a spacious mudroom with access to the double attached garage, a convenient 2 piece powder room, and a bright welcoming foyer. Upstairs, the west facing primary retreat enjoys beautiful views, a large walk in closet, and a luxurious 5pc spa-inspired ensuite featuring a custom glass shower, deep soaker tub with tile surround and dual vanities. Two additional generous bedrooms, a full 4pc bathroom and a large bonus room complete with a custom dry bar provide exceptional space for growing families. The fully developed LEGAL SUITE offers incredible flexibility and value, complete with its own private entrance, spacious kitchen, large living and dining area, generous bedroom, 3pc

bathroom, and separate laundry. Whether you're looking for mortgage assistance, multi-generational living, space for older children, extended family accommodations, or a private guest retreat, this thoughtfully designed suite presents endless possibilities in one of Calgary's most desirable new communities. This home offers proximity to walking and bike paths, shopping centres, nearby schools, and easy access to Stoney Trail for effortless commuting. Book your private showing today and discover everything this exceptional Livingston home has to offer.