



**35 Lucas Passage NW
Calgary, Alberta**

MLS # A2325071



\$899,000

Division:	Livingston		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,200 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.01 Acre		
Lot Feat:	City Lot		

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

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This exceptional home offers the perfect blend of luxury, functionality, and income potential in the highly sought-after community of Livingston. Thoughtfully designed for modern living, the open-concept main floor features a spacious living room highlighted by a sleek electric fireplace, a bright dining area, and a chef-inspired gourmet kitchen with upgraded stainless steel appliances, elegant cabinetry, quartz countertops, and a large central island. A full bathroom on the main floor adds flexibility and convenience for guests or multi-generational living. Upstairs, you'll find a versatile bonus room, a spacious primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite, two additional generously sized bedrooms, another full bathroom, and a convenient upper-level laundry room. The professionally finished walk-up basement features a legal secondary suite with its own private entrance, full kitchen, living area, bedroom, and 4-piece bathroom—an excellent opportunity for rental income, extended family, or guests. Located in the award-winning community of Livingston, residents enjoy exclusive access to the Livingston Hub, offering year-round amenities including a gymnasium, skating rink, splash park, tennis courts, playgrounds, and community programs. Surrounded by over 200 acres of parks and green space, scenic wetlands, and extensive walking pathways, this vibrant neighborhood also provides convenient access to schools, shopping, Stoney Trail, and Deerfoot Trail. Move-in ready and thoughtfully designed, this remarkable home offers the perfect combination of style, comfort, and investment potential in one of Calgary's fastest-growing communities.