



305 Lucas Place NW
Calgary, Alberta

MLS # A2326297



\$959,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

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

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: None

****Stunning Luxury Corner-Lot Home with Legal Walkout Suite in Livingston NW**** Welcome to this exceptional home in the highly sought-after community of Livingston NW, Calgary. Situated on a premium corner lot directly across from a children's playground, this beautifully upgraded property offers approximately ****3,000 sq. ft. of developed living space****, including a ****legal walkout basement suite****. The main home features approximately ****2,300 sq. ft.**** of thoughtfully designed living space with numerous high-end upgrades throughout. The open-concept layout showcases a modern kitchen complemented by a fully equipped ****spice kitchen****, upgraded backsplashes, premium lighting fixtures, and upgraded carpeting. Large upgraded windows on the main floor fill the home with natural light, while recently installed ****electric motorized blinds**** provide both convenience and style. Additional comfort features include ****central air conditioning**** and a ****heated double garage****. Step outside to enjoy the ****full-length deck****, perfect for entertaining, relaxing, and taking in the surrounding views. The fully developed ****legal walkout basement suite (approximately 800 sq. ft.)**** offers excellent mortgage-helping income potential or comfortable accommodation for extended family. ****Property Highlights:**** * Approx. 2,300 sq. ft. above grade * Approx. 800 sq. ft. legal walkout basement suite * Nearly 3,000 sq. ft. total developed living space * Premium corner lot location * Directly across from a children's playground * Spice kitchen * Heated garage * Full-length deck * Central air conditioning * Upgraded lighting and carpeting * Large upgraded main-floor windows * Electric motorized blinds * Upgraded kitchen and bathroom backsplashes * Backyard fence on all sides * Legal income-generating basement suite * Located in the desirable community of

Livingston NW This move-in-ready home combines luxury, functionality, and investment potential in one of Calgary's fastest-growing family communities.