



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3125, 55 Lucas Way NW
Calgary, Alberta

MLS # A2334810



\$574,888

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cleared, Environmental Reserve, Lake, No Back Lane, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

Corner unit with unobstructed pond views and step out onto your private balcony — this is everyday living with a backdrop most only find on vacation. The open-concept main floor is bright and airy, with 9-foot ceilings and sweeping pond views from the living room that make the space feel connected to the natural landscape year-round. The balcony extends that experience outdoors, ideal for morning coffee or evening wind-downs. Upstairs, three well-proportioned bedrooms are anchored by a primary suite complete with a dual-sink vanity and a dedicated closet room. A second-floor laundry room keeps daily routines efficient and off the main living level. The full walkout basement opens directly to the pond-facing rear — unfinished and ready for your vision, whether that's a recreation room, home office, or additional living space. Quiet, private, and naturally situated, this home suits families and professionals alike who want thoughtful design without compromising on setting.