



GRASSROOTS
REALTY GROUP

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244 Lucas Way NW
Calgary, Alberta

MLS # A2337726



\$710,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Views		

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

Inclusions: n/a

FRONTING ONTO POND WITH WEST VIEWS | SEPARATE ENTRANCE TO BASEMENT | JAYMAN BUILT + FULLY DEVELOPED BASEMENT | SOLAR PANELS + CENTRAL AC + GREEN HOME CERTIFIED + SMART HOME | Welcome to 244 Lucas Way NW, nestled in the charming family community of Livingston. This Jayman green home boasts a prime location overlooking the community pond and scenic walking paths, ideal for families seeking a sense of community and convenience. The main level features vinyl flooring and neutral tones throughout, providing a modern living experience. The chef's kitchen is a culinary delight, showcasing a gas range, full-size pantry, stainless steel appliances, gleaming quartz countertops, and access off the dining area to the sun-soaked deck in the east-facing backyard, complete with a gas line, a perfect spot for summer BBQs. A private enclosed den offers versatility as a home office or dedicated homework space, while the spacious living and dining areas are flooded with natural light from expansive windows overlooking the yard. Completing this level is a convenient 2-piece powder room, a separate basement entrance, and access to the double attached garage. The upper level is where the west-facing primary suite awaits, boasting picturesque pond views, a walk-in closet, and a luxurious spa-like ensuite. Two additional generous bedrooms, a 4-piece bathroom, a large bonus TV room and a laundry area complete this level, ensuring comfort and functionality. The fully developed basement provides ample space for any growing family and could easily be converted into a legal suite with proper permitting, and features a large living room, fourth bedroom, 4-piece bathroom, second washer/dryer, and rough-in plumbing for a future kitchen. Some other upgrades and notable features to this home include a

complete sprinkler system for fire protection, conventional lot- not zero-lot line, a front and rear camera system, new shingles and siding in 2025, heated garage with rough-in for an electric car charger, ultraviolet air purifier system with MERV 13 filter, triple pane windows, a smart thermostat + garage door opener, hot water on demand, and a water softener. This home offers proximity to walking and bike paths, shopping centres, and the Calgary International School, as well as easy access to Stoney Trail for effortless commuting. Schedule your private showing today and see what life is like this summer in Livingston!