

\$749,900 - 22 Lucas Way Nw, Calgary

MLS® #A2118004

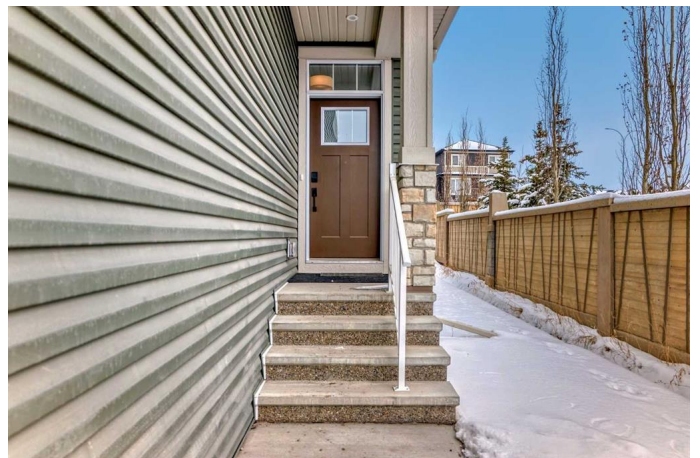
\$749,900

3 Bedroom, 3.00 Bathroom, 2,174 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Are you looking for a perfect balance between Luxury and Value? Wait no more. Welcome to your dream home nestled in the vibrant community of Livingston NW. Step inside and be greeted by an inviting open floor plan, perfect for entertaining guests or simply enjoying family time. Take full advantage of Corner Lot and enjoy natural sunlight as well as brightness in every corner of this 2023 built mint conditioned 2,173 SqFt contemporary styled living. The spacious living room offers ample room to relax and unwind, while the gourmet kitchen is a chef's delight, featuring modern appliances, sleek countertops, and abundant storage space. Ascend to the second level through upgraded railing and discover a sprawling bonus room with vaulted ceilings, providing endless possibilities for a home office, game room, cozy retreat or even paradise for kids when it offer two additional hidden playrooms! Step out onto the balcony and savour the picturesque views of the neighbourhood. On the third level, retreat to the primary bedroom suite, complete with a lavish ensuite bathroom and ample closet space. Two additional bedrooms provide comfortable accommodations for family members or guests, while a convenient laundry room adds practicality to everyday living. Conveniently located near the airport, Livingston offers picturesque landscapes, tranquil parks, and walking paths for outdoor enthusiasts. Nearby amenities include shopping centres, restaurants, schools, and



recreational facilities. With easy access to major transportation routes, commuting is a breeze. Don't miss the opportunity to make this your own slice of paradise! Call now to view.

Built in 2023

Essential Information

MLS® #	A2118004
Price	\$749,900
Sold Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,174
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Playground
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 22nd, 2024
Days on Market	25
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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