

\$745,000 - 351 Lucas Boulevard Nw, Calgary

MLS® #A2118686

\$745,000

5 Bedroom, 4.00 Bathroom, 1,809 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Looking for an investment property or mortgage helper? Welcome to this brand new detached home nestled in the vibrant community of Livingston with 3 bedrooms up and a 2 bedroom legal suite down. Get all of the benefits of a brand new home without needing to build one. Never been lived in, all Alberta New Home Warranties apply. Upon entering, you'll be greeted by an abundance of natural light that fills the space. The office is tucked away at the front of the home for extra privacy. Enjoy the vinyl plank flooring throughout leading into the kitchen featuring a spacious island for entertaining elegant quartz countertops and high-end stainless steel appliances. This home includes a separate mudroom entrance at the back of the home with extra storage. Head upstairs, you'll discover 3 spacious bedrooms and 2 full bathrooms, accompanied by a bonus room that offers flexibility for creating a family area, second living room, or whatever suits your lifestyle. The primary bedroom is a retreat, offering ample space, a convenient 4-piece ensuite, and a spacious walk-in closet. Venturing to the basement, you'll find a fully equipped legal suite complete with its own kitchen, laundry facilities, living room, 2 bedrooms, and a well-appointed 4-piece bathroom. This setup presents an ideal opportunity for an investment property or generating additional income. Situated in the sought-after community of Livingston, this home enjoys a prime location



near a serene pond and walking trail, providing endless opportunities for outdoor enjoyment. Along with the 35,000 sq.ft homeowner centre, additionally, amenities such as a fitness center, No Frills grocery store, charming ice cream shop, and more are just moments away, ensuring convenience and accessibility for residents. Only 15 minutes from the airport, and future location for the Greenline, this community has all of the amenities and features you are looking for.

Built in 2023

Essential Information

MLS® #	A2118686
Price	\$745,000
Sold Price	\$738,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,809
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	351 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

Amenities

Amenities	Fitness Center, Park, Playground
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Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 16th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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