

\$876,969 - 24 Lucas Passage Nw, Calgary

MLS® #A2175517

\$876,969

5 Bedroom, 4.00 Bathroom, 2,495 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

The "Columbia 24" is a brand-new home built by Brookfield Residential, featuring a fully finished legal basement suite! The home boasts a gourmet kitchen with a spice kitchen, 5 bedrooms (4 upstairs and 1 downstairs), 3.5 bathrooms, and nearly 3,500 square feet of developed living space over three levels. The main level has been beautifully finished with two-tone rich wood lower cabinetry and white upper cabinetry in the kitchen. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. The large kitchen is complete with upgraded appliances, including a built-in oven and microwave, as well as a built-in cooktop and range hood. Off the main kitchen is a large walkthrough spice kitchen that leads to the mudroom and double attached garage. The living area features large windows overlooking the backyard, allowing natural light to pour through the home all day, while warm-tone vinyl plank flooring flows throughout the main level—ideal for those with children or pets. The main level is completed by a 2-pc bathroom and a rear flex room that can be used as a guest room or home office. The expansive upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the secondary bedrooms. The primary suite is at the rear of the home and features large windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, and a



walk-in closet completes the room. Three more generous bedrooms, a 5-pc bathroom with dual sinks and a private water closet and bathtub, and a conveniently located laundry room round out the upper level. The fully developed basement comes with a legal 1-bedroom, 1-bathroom suite. This suite includes a separate side entrance, all appliances (including a washer and dryer), and separate mechanical systems. This property is fully move-in ready in the new community of Livingston! The Alberta New Home Warranty, as well as the builder's warranty, allows you to purchase this brand-new home with peace of mind. Photos are taken from a show home and do not represent the exact property for sale.

Built in 2024

Essential Information

MLS® #	A2175517
Price	\$876,969
Sold Price	\$877,209
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,495
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Lucas Passage Nw
Subdivision	Livingston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 2E3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2024
Date Sold	November 14th, 2024
Days on Market	17
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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