

487 Lucas Boulevard NW
Calgary, Alberta

MLS # A2204976



\$754,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to 487 Lucas Boulevard NW, a brand-new home located in the dynamic and growing community of Livingston, Calgary! This thoughtfully designed property offers 4 bedrooms and 3 full bathrooms, making it perfectly suited for modern family living. The main floor features a rare primary bedroom with an ensuite, delivering convenience and accessibility. Upstairs, you’ll find a second primary bedroom with an ensuite, along with two additional bedrooms and a full bathroom—ideal for accommodating family and guests. A versatile loft space completes the upper level, providing flexibility for a home office, playroom, or cozy retreat. The rear-positioned gourmet kitchen is a highlight, boasting high-end appliances, a spacious walk-in pantry, and a stylish solid surface kitchen island. Large windows fill the home with natural light, complementing the open and airy design. The all-weather wood deck with aluminum railings offers the perfect outdoor space for relaxation or entertaining. The walkout basement, roughed in for future development, offers tremendous potential for customization, providing flexibility to suit your needs. Additional features include a detached insulated garage, premium vinyl siding, lighting upgrades, and expertly planned design modifications that enhance both functionality and style. Located in the highly desirable Livingston community, this home offers access to fantastic amenities, green spaces, and a vibrant neighborhood atmosphere. Don’t miss the chance to make this stunning property your own—schedule your private showing today!