

# \$989,900 - 305 Lucas Place Nw, Calgary

MLS® #A2219886

**\$989,900**

6 Bedroom, 4.00 Bathroom, 2,270 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is



minutes from major shopping centers. Enjoy the epitome of luxury living!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219886    |
| Price          | \$989,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,270       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 305 Lucas Place Nw |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 2E4            |

Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Attached                                                                      |
| # of Garages   | 2                                                                                           |

Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Refrigerator, Washer |
| Heating         | Forced Air                                                                    |
| Cooling         | Central Air                                                                   |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| Fireplaces      | Electric                                                                      |
| Has Basement    | Yes                                                                           |
| Basement        | Full, Suite                                                                   |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard |
| Lot Description   | Corner Lot                               |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | RG            |
| HOA Fees       | 450           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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