



GRASSROOTS
REALTY GROUP

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83 Lucas Passage NW
Calgary, Alberta

MLS # A2221944



\$728,888

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Step into homeownership with this beautiful brand-new Morrison-built home, located in the vibrant and family-friendly community of Livingston. This is the perfect opportunity for first-time buyers looking for a modern, move-in-ready home in a growing neighbourhood. You'll love the convenient location—just minutes from parks, playgrounds, and with quick access to major routes like Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco. Inside, the main floor offers an open and spacious layout with 9' ceilings, a bright and upgraded kitchen complete with stainless steel appliances, a large island for casual dining, and a walk-through pantry for extra storage. The cozy living room features an electric fireplace—ideal for relaxing evenings. A mudroom and powder room add thoughtful function to the main level. Upstairs, you'll find a flexible bonus room—perfect for a home office, playroom, or second living area—plus a spacious primary bedroom with big windows, a walk-in closet, and a stylish ensuite with dual sinks, a tub, and a separate shower. Two more generously sized bedrooms, a full bathroom, and a laundry room make life easy on the second floor. The undeveloped basement gives you a clean slate to create your own space and includes a separate side entrance and legal-size window—making it a great option for a future development. Extra features include added windows for plenty of natural light, smart home automation for modern living, and the peace of mind that comes with New Home Warranty coverage. Livingston is ideal for young families and new homeowners, offering access to the amazing 35,000 sq. ft. Livingston Hub, which includes an ice rink, water park, gym, playground, tennis courts, banquet space, daycare area, and much more.

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