



GRASSROOTS
REALTY GROUP

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336 Lucas Way NW
Calgary, Alberta

MLS # A2237148



\$818,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,317 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, In Gar		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Bonus room sectional, stationary bike, hydraulic weight machine, TV and wall mounts

Welcome to 336 Lucas Way NW – a beautifully upgraded, solar-equipped, and energy-efficient home in the growing community of Livingston! The main floor offers a bright open-concept design with a versatile office/den and half bath. The gourmet kitchen features a quartz waterfall island, stainless steel appliances, and a walk-through pantry that connects to the mudroom. The great room is highlighted by a modern electric fireplace, and a side entry adds future suite potential. Upstairs, the primary suite includes a 5-piece ensuite with dual vanities, soaker tub, glass shower, and make-up desk, plus a spacious walk-in closet. Two oversized bedrooms, a central bonus room, and a laundry room with linen storage complete the upper level. Outside, enjoy a 10' x 10' deck, while the double garage is EV-ready. Additional features include central A/C, triple-pane windows, tankless water heater, high-efficiency furnace, and a 9' basement ceiling for future development. This home combines style, comfort, and sustainability in one of Calgary's most family-friendly communities—just minutes from parks, schools, and amenities.