



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

29 Lucas Cove NW
Calgary, Alberta

MLS # A2240317



\$1,250,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,112 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to your dream home in the heart of Livingston, where nature, elegance, and functionality come together. Backing directly onto scenic walking paths and a tranquil pond, this stunning detached estate offers over 4,400 sq ft of thoughtfully designed living space, complete with a triple garage, oversized driveway, and high-end finishes throughout. Inside, you're welcomed by a grand open-to-below front entrance, accented by elegant open railings and soaring 9-foot ceilings on the main floor. The luminous hardwood flooring flows throughout the main level, offering both durability and refined style. The gourmet kitchen is truly the heart of the home, featuring quartz countertops, KitchenAid stainless steel appliances, a built-in microwave and wall oven, a 5-burner gas cooktop, and a spacious walk-in pantry. The adjoining butler's pantry includes a built-in desk and wine fridge, providing both convenience and sophistication for everyday living and entertaining. The dining area opens directly onto a west-facing vinyl deck—perfect for enjoying warm evening sunsets. A cozy flex room and a thoughtfully designed seated bench near the garage entry add comfort and practicality to the main level. Upstairs, a large bonus room offers the perfect space for movie nights or family gatherings, while a separate flex room across the hall is ideal as a home office or a quiet reading nook. The luxurious primary suite features French door entry, a west-facing window with serene pond views, and a spa-inspired ensuite complete with a soaker tub, dual vanities, a large stand-up shower with built-in bench, and an oversized walk-in closet. The second and third generously sized bedrooms each feature walk-in closets, making this home perfect for growing families. A spacious laundry room with a built-in linen closet completes the upper level. The

fully developed basement continues to impress with high ceilings, a large family or media room, two additional bedrooms, a stand-up shower, and abundant storage throughout. Additional upgrades include Hunter Douglas blinds, dual air conditioning units, two high-efficiency furnaces, and an HRV system—ensuring year-round comfort and efficiency. Nestled in a family-friendly community surrounded by parks, ponds, and nature trails, this exceptional Livingston home offers a rare blend of luxury, space, and unbeatable location.