



**GRASSROOTS**  
REALTY GROUP

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

**308 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2247770**



**\$890,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,625 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Patio Furniture with Umbrella, 3 white barstools, dining room table, couch in main floor living room, glass coffee table in main floor living room, couch in bonus room, round coffee table in bonus room, office desks (x2) in upper level bedroom.

Stylish and Spacious Living in One of Calgary's Most Connected Communities Welcome to 308 Lucas Way NW, a beautifully upgraded detached home offering over 2,600 square feet of living space. With a smart layout, quality finishes, and thoughtful updates throughout, this home blends modern style with everyday functionality—all in the heart of vibrant Livingston. Step inside and you'll notice the rich hardwood floors that anchor the open-concept main level, creating a warm and elegant backdrop throughout. The chef-inspired kitchen is equipped with granite countertops, a gas stove, stainless steel appliances, and a spacious island that's perfect for cooking, hosting, and gathering. The adjacent dining area keeps the space social and connected, making it easy to transition from dinner to conversation. A dedicated main floor office offers a quiet spot to work from home or manage daily tasks without disruption. Upstairs, the thoughtful layout continues with a central bonus room, ideal as a media space, playroom, or relaxing retreat. The primary suite is your own private getaway with a spa-inspired ensuite featuring separated back-to-back vanities, a dedicated getting-ready space, and a walk-in closet that offers both space and style. Two additional bedrooms and a full bathroom round out the upper level, along with the added convenience of an upstairs laundry room that helps make daily routines a little easier. Additional highlights include central air conditioning for summer comfort and an attached double garage that offers convenience year-round. Located just steps from scenic walking paths and parks, the home is ideally situated for both relaxation and recreation. Living in Livingston means more than just a great home—it means joining one of Calgary's most vibrant new communities. Residents enjoy access to

incredible amenities, including a hockey and skating rink, indoor gym, splash park, playgrounds, outdoor tennis courts, and even a seasonal skatepark. Whether you're staying active, spending time with family, or connecting with neighbours, Livingston is designed for real life, learn more at Livingston Connect. Come experience a home that's full of warmth, style, and potential and Let's make YOUR dreams... Realty!