



GRASSROOTS
REALTY GROUP

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21 Lucas Cove NW
Calgary, Alberta

MLS # A2253197



\$1,195,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,206 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lake, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Explore the video tour of this exceptional luxury home! 3,205 SQFT | Backs Onto Pond | West Facing backyard | Hardie Board Siding | Full-Width Composite Deck | \$100K+ in Upgrades Built by Morrison Homes Estate Collection, this stunning estate in NW Livingston offers premium design, high-end craftsmanship, and a rare 3-bedroom, 3-full-bath upper level ideal for families or multi-generational living. Backing directly onto the pond with a west-facing backyard, this home features durable Iron Grey Hardie board siding, a full-width composite deck with frameless topless glass railings, and striking open-to-below architecture that floods the main floor with natural light. Inside, over \$100,000 in luxury upgrades elevate every detail from the chef-inspired kitchen with walk-through pantry and coffee nook to the refined finishes throughout. Located just steps from the 35,000 sq ft Livingston Hub, enjoy access to a skating rink, gym, splash park, and future LRT station. This home delivers the perfect blend of luxury, lifestyle, and long-term value.