



GRASSROOTS
REALTY GROUP

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27 Lucas Terrace NW
Calgary, Alberta

MLS # A2264746



\$921,888

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,385 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Call Seller Directly

Click brochure link for more details** Luxury Walk-Out with Mountain Views | 5 Bedrooms + Flex Room | Garden Oasis, Irrigated Landscape & Modern Finishes in Livingston NW Calgary. Welcome to your dream home in award-winning Livingston NW, proudly voted Best New Community in Calgary! This fully developed 5-bedroom + 1 flex room, 3.5-bath walk-out home sits on a 5,436 sq. ft. lot and offers over 3,295 sq. ft. of total living space — combining modern luxury, stunning mountain views, and low-maintenance outdoor living. Step inside to 9-ft ceilings, abundant natural light, and modern designer light fixtures with recessed pot lighting in the kitchen, living room, bonus room, and basement recreation room. The chef's kitchen features quartz countertops, full-height cabinetry, a gas cooktop, built-in wall microwave, chimney hood fan, and a spacious walk-in pantry. The open-concept living and dining areas lead to a raised vinyl deck overlooking a fully landscaped, low-maintenance backyard with mature trees, perennials, and an automatic irrigation system — a true garden oasis that's easy to care for. A main-floor flex room provides the perfect home office or playroom. Upstairs, enjoy a bonus room with 12-ft vaulted ceilings and stylish pot lighting, a primary bedroom with breathtaking mountain views, a spa-inspired ensuite (double vanity, soaker tub, and separate shower), and a custom walk-in closet. Three additional bedrooms, a full bathroom, and a laundry room with California Closets complete the level. The fully finished walk-out basement offers 9-ft ceilings, pot-lit recreation space, a fifth bedroom, full bathroom, and direct access to the lush backyard patio — perfect for multi-generational living or guests. Curb appeal shines with a beautifully landscaped front garden and an extended concrete sitting patio, ideal for morning coffee

or evening relaxation. Extras include a double attached garage with built-in storage, central A/C, and proximity to parks, ponds, schools, shopping, and transit. Experience walk-out luxury, mountain serenity, and modern comfort.