



**522 Lucas Boulevard NW  
Calgary, Alberta**

**MLS # A2278092**

**\$599,800**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** ENERGY STAR Qualified Equipment

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** None

Welcome to this beautifully finished 1,738 sq ft home in the vibrant community of Livingston. Designed with modern living in mind, this three-bedroom, two-and-a-half-bath property combines style, comfort, and function. The main floor features 9-foot ceilings, luxury vinyl plank flooring, and a bright open-concept layout, perfect for everyday living and entertaining. The chef-inspired kitchen is complete with quartz countertops, extended upper cabinetry, stainless steel appliances, a built-in microwave, a chimney hood fan, and a knock-down ceiling finish. Upstairs, you will find three generously sized bedrooms, including a primary suite, a spa-like ensuite with dual sinks and a walk-in shower, and a spacious walk-in closet. A full bathroom and a convenient laundry room with extra shelving complete the upper level. Plenty of natural light and thoughtful upgrades throughout add to the home's appeal. A separate side entrance provides direct access to the unfinished basement. With its modern finishes, functional layout, and sought-after location, this home is an ideal choice for families.