



GRASSROOTS
REALTY GROUP

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23 Lucas Way NW
Calgary, Alberta

MLS # A2279180



\$499,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Rear Drive		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence (builder size) features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality. Livingston Views is a short walk from "The Hub", Livingston's 35,000 square-foot Homeowners Association facility, and surrounded by 250 acres of open space, parks, and prairies. All set along the picturesque Livingston West Ponds.