



**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

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.