



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**31 Lucas Passage NW
Calgary, Alberta**

MLS # A2283547



\$828,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Brand new and never occupied, this premium Morrison Homes build offers over 2,700 sq ft of fully finished living space in the sought-after master-planned community of Livingston in Calgary's vibrant New North. Designed with modern living in mind, the home features an open-concept main floor with a spacious living room highlighted by an electric fireplace, a bright dining area, and a chef-inspired gourmet kitchen complete with upgraded appliances, elegant two-tone glossy cabinetry (dark lower and white upper), quartz countertops, a large central island, and a walk-through pantry. A practical mudroom adds everyday convenience. The second floor offers a flexible family room, a generous primary retreat with a luxurious 5-piece ensuite, two additional bedrooms, and upper-level laundry. The fully finished walk-up basement extends the living space with a bedroom, recreation room, and a 4-piece bathroom, ideal for guests or extended family. Located in Livingston, residents enjoy access to the Livingston Hub HOA facility, over 200 acres of parks and green space, scenic wetlands, and pathways. With quick access to Stoney Trail and Deerfoot Trail, this home combines premium craftsmanship, thoughtful design, and an exceptional community lifestyle.