



**150 Lucas Close NW
Calgary, Alberta**

MLS # A2290613



\$724,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,799 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level, Pie Shaped Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Hardwired PoE security cameras & Doorbell with NVR box, Hardwired SecuritySystem on Exterior Doors and Key Windows

Rare opportunity to own a like-new walkout home on a massive west-facing pie lot backing onto green space, with mountain views on clear days! Built just over 2 years ago and located on one of Livingston's few quiet closed streets with no through traffic, this property offers privacy, views, and a lot size that is nearly impossible to replicate in newer developments. Welcome to 150 Lucas Close NW, offering nearly 1,800 sq ft above grade, a double attached garage, and a thoughtfully designed layout built for modern living. The bright main floor features an open concept design with a stylish kitchen complete with quartz countertops, soft-close maple cabinetry, Whirlpool appliances, and gas range rough-in, flowing into the dining area and living room with large windows and access to the rear deck overlooking the expansive backyard. Upstairs you'll find 3 bedrooms, a spacious primary suite with a large walk-in closet and ensuite, upper floor laundry, another full bathroom, and a large bonus/family room—perfect for families or additional living space. The layout was carefully designed with no bedrooms above the garage and sound-dampening insulation between key rooms for added comfort. The walkout basement with 9' ceilings is already roughed in for a future suite (with City approval), with drain rough-ins for kitchen, bathroom and laundry, a 200-amp electrical panel, gas connection, and separate door locks already installed—offering excellent potential for future development. Additional features include Class 4 impact resistant shingles, central air conditioning, smart home upgrades, hardwired security cameras, EV charging conduit rough-in, widened double attached garage, expanded driveway parking, and an oversized backyard. And all this before even mentioning the incredible amenities that make Livingston one of

Calgary's most exciting communities. Residents enjoy access to the impressive Livingston Hub, a 35,000 sq ft residents' association facility featuring skating rinks, tennis courts, playgrounds, splash park, indoor gathering spaces and year-round community programming. The neighbourhood is designed around outdoor living with extensive pathways, parks, and green spaces, while still offering convenient access to Stoney Trail, Deerfoot Trail, nearby shopping, schools, and the Calgary International Airport. A move-in ready home on one of the best lots in Livingston, combining location, privacy, and future potential.