



**160 Lucas Common NW  
Calgary, Alberta**

**MLS # A2292760**



**\$874,750**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,221 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Triple Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Irregular Lot, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Refrigerator, Electric Range, Microwave Hood Fan, Built-in Dishwasher in illegal Suite

Welcome to this exceptional 2,200+ sq ft air conditioned three-storey home in the vibrant community of Livingston — a property thoughtfully designed for generational living without compromising style or comfort. Step inside to a bright, open main level featuring 9 ft ceilings & luxury vinyl plank flooring. The main floor includes a spacious bedroom and a full 3 piece bathroom, ideal for multi generational families, guests, or a private home office. At the heart of the home, the modern island kitchen impresses with smart Samsung appliances, Quartz countertops, ample cabinetry, pantry and seamless flow into the dining and living areas — perfect for everyday living and entertaining. Upstairs, you’ll find three generous bedrooms, including a serene primary suite, complete with a walk-in closet and 5 pce ensuite with heated floor, along with convenient laundry, 4 pce bath and well-appointed secondary bedrooms. The third level elevates your lifestyle with a large recreation room and access to a covered rooftop patio offering beautiful mountain views — a rare and highly desirable feature in the community. The basement includes a 1 bedroom illegal suite, complete with its own kitchen, living area and laundry, providing excellent flexibility for extended family. This home is fully equipped with triple-pane windows and on demand hot water to enhance energy efficiency and year-round comfort. Outside, a heated triple detached garage offers abundant parking and storage. Rounding out this home’s impressive list of features is 220 Amp power and water softener/dechlorinator and exterior soffit lighting. Located in one of Calgary’s fastest-growing master-planned communities, this property delivers space, versatility, and modern comfort in a prime location.