



**507 Lucas Boulevard NW
Calgary, Alberta**

MLS # A2299417



\$649,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE this SAT, Apr 11th at 2-4PM**** Welcome to this 2024-built modern family home in Livingston, offering 3 bedrooms, 2.5 bathrooms, and approximately 1,818 sq. ft. of thoughtfully designed living space, located in one of Northwest Calgary's fastest-growing and most vibrant new communities. Step inside and you're greeted by a welcoming front porch entry, leading into a bright main level featuring 9 ft ceilings and durable vinyl plank flooring throughout. At the front of the home is a sunny east-facing Living/Flex room, perfect for a home office, reading space, or additional sitting area. Continue into the heart of the home where you'll find a spacious open-concept layout designed for modern living. The White Gourmet Kitchen showcases a large central island with breakfast bar, quartz countertops, ample cabinetry, stainless steel appliances, and a convenient corner pantry. Seamlessly connected is the dedicated Dining area and a bright and comfortable Family Room, creating an ideal space for both daily living and entertaining. Step through the oversized patio sliding doors onto the oversized rear deck with aluminum railing, perfect for outdoor enjoyment. A convenient powder room completes the main level. On the upper level, a centrally located Bonus room provides the perfect space for family relaxation or media use. The Primary Bedroom features a walk-in closet and a 4-piece ensuite for added comfort and privacy. Two additional well-sized bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete this thoughtfully designed floor. The walkout basement is unfinished, offering a blank canvas ready for your personal vision—whether it's additional living space, a home gym, or future income potential. Located in the thriving master-planned community of Livingston,

residents enjoy access to parks, pathways, playgrounds, and expanding amenities. At the heart of the community is the Livingston Hub, a central facility offering year-round recreation, community programming, and gathering spaces that foster a strong neighbourhood connection. With convenient access to major routes including Stoney Trail, commuting across the city is quick and efficient. As a growing community, Livingston continues to evolve with future schools, shopping, and additional amenities, making it an excellent choice for families and long-term value.