



**76 Lucas Boulevard NW
Calgary, Alberta**

MLS # A2303983

\$899,900



Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,875 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Front Drive, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this stunning, spacious, and cozy home in the vibrant community of Livingston, ideally located just steps from Livingston Park. Thoughtfully designed with comfort, style, and functionality in mind, this exceptional property offers incredible living space and a rare carriage suite—perfect for extended family or rental income. The main floor features a beautifully appointed kitchen that serves as the heart of the home, complete with a large central island, elegant granite countertops, rich white cabinetry, stainless steel appliances, and a sleek matte-finish faucet. Stylish cylinder pendant lighting and a chandelier enhance the space, while double pantry doors provide generous storage. The open-concept layout flows effortlessly into a bright and spacious living room, highlighted by large windows that bring in an abundance of natural light. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary retreat featuring a 5-piece ensuite with double sinks, plenty of space, and beautiful natural light with views of the street. A second full bathroom, additional 4-piece ensuite access, and a conveniently located laundry room ensure practicality and comfort for the entire family. The basement offers nearly 700 sq. ft. of versatile space, ideal for a recreation room, games area, home gym, or a combination tailored to your lifestyle. Step outside to a private, cozy deck complete with an outdoor fireplace—perfect for relaxing evenings or entertaining guests. Adding tremendous value is the rare and beautifully designed carriage suite, featuring its own separate entrance, private balcony, full kitchen with refrigerator, oven, microwave, and dishwasher, as well as its own laundry. The suite also includes a spacious bedroom and a den, offering excellent flexibility for family and guests and potential rental use. The property is complete with a

double detached garage at the rear, along with additional front and side parking—providing space for up to six vehicles. This exceptional Livingston home offers the perfect blend of luxury, space, and income potential in a prime location. A must-see opportunity for families and investors alike! The Livingston Homeowners Association benefits includes: Gymnasiums, Banquet Hall, Meeting Rooms, Parks and Playgrounds, Summer Splash Park, Winter Ice Rink, Sand Tables, Basketball Court and Tennis Court!