



244 Lucas Way NW
Calgary, Alberta

MLS # A2142023



\$850,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: NA

FRONTING ONTO POND WITH WEST VIEWS | SEPARATE ENTRANCE TO BASEMENT | JAYMAN BUILT + FULLY DEVELOPED BASEMENT | SOLAR PANELS + CENTRAL AC + GREEN HOME CERTIFIED + SMART HOME | Welcome to 244 Lucas Way NW, nestled in the charming family community of Livingston. This Jayman green home boasts a prime location overlooking the community pond and scenic walking paths, ideal for families seeking a sense of community and convenience. The main level features vinyl flooring and neutral tones throughout, providing a modern living experience. The chef's kitchen is a culinary delight, showcasing a gas range, full-size pantry, stainless steel appliances, gleaming quartz countertops, and access off the dining area to the sun-soaked deck in the East facing backyard, complete with a gas line, a perfect spot for summer bbq's. A private enclosed den offers versatility as a home office or dedicated homework space, while the spacious living and dining areas are flooded in natural light from expansive windows overlooking the yard. Completing this level is a convenient 2-piece powder room, a separate basement entrance, and access to the double attached garage. The upper level is where the west-facing primary suite awaits, boasting picturesque pond views, a walk-in closet, and a luxurious spa-like ensuite. Two additional generous bedrooms, a 4-piece bathroom, a large bonus/tv room and a laundry area complete this level, ensuring comfort and functionality. The fully developed basement provides ample space for any growing family with a large living room, fourth bedroom, 4-piece bathroom, brand new second washer/dryer, and rough-in plumbing for future suite development. Some other upgrades to this home include a complete sprinkler system for fire protection, a front and rear camera system, heated garage with

rough-in for an electric car charger, ultraviolet air purifier system with Merv-13 Filter, triple pane windows, a smart thermostat + garage door opener, and a water softener. This home offers proximity to walking and bike paths, shopping centers, and the Calgary International School, as well as easy access to Stoney Trail for effortless commuting. Schedule your private showing today and see what life is like in Livingston!