



**GRASSROOTS**  
REALTY GROUP

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**1305, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2178612**



**\$399,990**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Experience the ultimate in modern living with this stunning condo that boasts breathtaking pond and mountain views. Imagine stepping into your brand-new, meticulously designed 2-bedroom, 2-bathroom unit on the 3rd floor, offering a spacious 764 sqft of contemporary elegance. Crafted by the renowned Logel Homes, this never-lived-in gem is showcased by luxury vinyl plank flooring that exudes sophistication throughout. Enjoy year-round comfort with dual air conditioning, and revel in the ample storage provided by the sleek-looking upper cabinets. Picture yourself relaxing in a well-lit living room, enhanced by upgraded pot lights, creating the perfect ambiance for entertainment. The room is equipped for seamless viewing experiences, featuring wall-mounted TV setups that include hidden cables and reinforced backing for secure mounting. The kitchen is a culinary haven, complete with stainless steel appliances, additional pot lights, a stylish chimney-style hood fan, and eye-catching pendant lighting, offering everything you need for gourmet cooking. The soft-close cabinets add an extra touch of luxury to this inviting space. As a resident of the vibrant Livingston community, you'll enjoy exclusive access to the Livingston Community Association Hub, which features a splash park, fitness center, and event hall—all designed for your pleasure and convenience. Embrace a lifestyle of comfort, sophistication, and community in this exceptional condo, where every detail has been thoughtfully crafted for your enjoyment. Don't miss this opportunity to elevate your living experience!