



**GRASSROOTS**  
REALTY GROUP

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**23 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2201583**



**\$539,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Rear Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality.