



**GRASSROOTS**  
REALTY GROUP

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50 Lucas Place NW  
Calgary, Alberta

MLS # A2202645



**\$748,888**

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to 50 Lucas Place NW, a stunning brand-new home located in the vibrant community of Livingston. Built in 2024, this modern two-story detached home offers 1,841 square feet of thoughtfully designed living space, perfect for families or professionals looking for contemporary living in a growing neighborhood. The main floor features an open-concept layout with a cozy living room complemented by an electric fireplace, a bright dining area, and a modern kitchen with quartz countertops, a gas stove, stainless steel appliances, and plenty of cabinetry. A convenient two-piece bathroom completes this level. Upstairs, the primary bedroom boasts a spacious walk-in closet and a luxurious four-piece ensuite bath. Two additional generously sized bedrooms, another four-piece bathroom, and a large family room provide ample space for relaxation or entertaining. The upper floor also offers the added convenience of a dedicated laundry room. The walkout basement adds another versatile space, designed with potential in mind. Featuring 9-foot ceilings, a full-size 5x6 bedroom window, a French glass door, and rough-ins for a kitchen and a three-piece bathroom. The attached double garage and driveway provide parking for up to four vehicles, while the spacious lot offers plenty of room for outdoor enjoyment. Situated in a growing community with parks, schools, and upcoming amenities nearby, this home is an exceptional opportunity.