



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Lucas Way NW
Calgary, Alberta

MLS # A2203677



\$539,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 237
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Only two townhomes remain in Logel Homes's award-winning Livingston Views development. This 1,481 sq. ft. (builder size) home showcases high-end finishes, including upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. The thoughtfully designed layout offers 3 bedrooms and 2.5 bathrooms, with a luxurious primary suite featuring dual sinks and a walk-in shower. Upgraded ceramic tile enhances both second-floor bathrooms, while pot lighting throughout the main floor adds a modern touch. Additional highlights include a double underdrive garage and central air conditioning for year-round comfort. With a 5-year Alberta New Home Warranty and a prime location near shopping, parks, and an on-site lake, this home perfectly blends style, comfort, and convenience.