



GRASSROOTS
REALTY GROUP

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3131, 55 Lucas Way NW
Calgary, Alberta

MLS # A2212604



\$580,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional end-unit townhouse located in a quiet five-plex, offering a walkout basement and backing directly onto a serene pond. This well-appointed home features 9-foot ceilings, 3 bedrooms, and 2.5 bathrooms, thoughtfully designed to maximize comfort and functionality. The primary suite includes a dual-sink vanity and a dedicated closet room. A convenient second-floor laundry room adds practicality to the upper level. The open-concept main floor is filled with natural light and offers stunning pond views from the living room and private balcony, creating a warm and inviting atmosphere for both everyday living and entertaining. Additional highlights include a full, unfinished walkout basement, providing excellent potential for future development. Ideally situated in a peaceful and picturesque location, this home is perfect for families or professionals seeking modern living in a natural setting.