

# \$764,900 - 23 Lucas Boulevard Nw, Calgary

MLS® #A2206238

**\$764,900**

5 Bedroom, 4.00 Bathroom, 1,833 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Stunning 5-Bedroom Home in Vibrant Livingston!

Welcome to your dream home in the sought-after Livingston community! Offering over 2,600 sq. ft. of total living space, this beautifully upgraded 5-bedroom, 4-bathroom home is designed for both comfort and functionality.

Stay cool and comfortable all summer with central air conditioning, a must-have feature as the warmer months approach!

Step outside and enjoy the custom-installed Gemstone lighting—a premium, smart LED system that offers year-round customizable lighting for every occasion, from festive holiday displays to elegant everyday ambiance.

Inside, the modern kitchen features a gas range stove, built-in microwave, sleek countertops, and ample cabinetry, leading to a walkout deck—perfect for morning coffee or entertaining guests. The open-concept layout is both stylish and practical, with luxury vinyl plank flooring and large windows that flood the space with natural light.

Upstairs, the primary suite boasts a 4-piece ensuite, accompanied by two additional bedrooms, a spacious bonus room, a shared 4-piece bathroom, and a convenient laundry area.



The separate side entrance provides excellent flexibility, leading to a fully finished basement complete with two bedrooms, a large recreation room, and a 4-piece bathroomâ€”ideal for rental income or extended family.

Enjoy pure, soft water throughout the home with the installed water softener, ensuring better-tasting water, spot-free dishes, longer-lasting appliances, and healthier skin and hair when bathing or showering. The home is also roughed in for a central vacuum system for added convenience.

Livingston is a master-planned community offering 35,000 sq. ft. of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a community hall with a commercial kitchen. Plus, enjoy quick access to Stoney Trail and Deerfoot for easy commuting.

Check out the 3D virtual tour to explore this incredible home!

Built in 2019

### **Essential Information**

MLS® #	A2206238
Price	\$764,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,833
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 23 Lucas Boulevard Nw  
Subdivision Livingston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3P 1H9

### Amenities

Amenities Clubhouse  
Parking Spaces 2  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, See Remarks  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 14  
Zoning R-G  
HOA Fees 473  
HOA Fees Freq. ANN

### Listing Details

Listing Office

eXp Realty

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