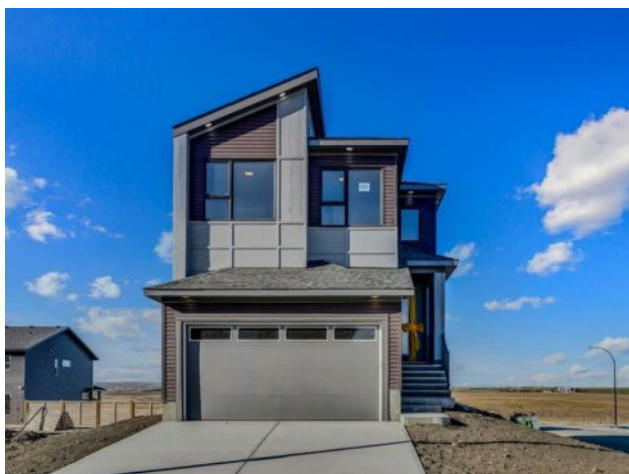


**305 Lucas Place NW**  
**Calgary, Alberta**

**MLS # A2196514**



**\$999,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Livingston             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,270 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Suite                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

**Inclusions:** NONE

Experience modern luxury living in the Livingston area with the Collingwood model Excel home, featuring high-end finishes and a legal walkout basement suite. The unique exterior is a showstopper, complemented by a modern, functional design and contemporary finishings. Flooded with natural light, this home boasts beautiful finishings throughout. Located in the most sought-after part of Livingston, this excel-built home offers ample square footage and private views. Inside, a bright and spacious living room/dining room awaits, perfect for entertaining, alongside a chef's dream kitchen with upgraded stainless steel appliances, quartz counters, soft-close cabinetry, a chimney-style hood fan, a built-in microwave, and a spice kitchen. The functional floor plan includes a flex room, four bedrooms plus a bonus room on the upper level, ideal for family living. The primary bedroom features a 5-piece ensuite and large walk-in closets, while the other bedrooms share a 4-piece bath. A conveniently located laundry room is just off the bonus room. The custom-built home also includes a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, and in-suite laundry. Registered with the city, the suite meets all legal requirements, including separate furnace and water tank. Additional highlights include the Alberta New Home Warranty, a newly built deck, upgraded pot lights, and air conditioning. Nestled in Livingston's heart, this incredible home is minutes from major shopping centers. Enjoy the epitome of luxury living!