

23 Lucas Boulevard NW
Calgary, Alberta

MLS # A2206238



\$724,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

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 bathroom—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!