

# \$779,900 - 244 Lucas Way Nw, Calgary

MLS® #A2200986

**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,910 sqft  
Residential on 0.09 Acres

Livingston, Calgary, Alberta

Welcome to Livingston! This certified Green Home by Jayman offers modern sustainability and smart living. Featuring solar panels, Smart Home technology, a UV water filtration system, and rough-in for an electric car charger, this home is designed for energy efficiency and future-forward convenience. The separate side entrance for a future Legal Suite (needs Building permit) provides excellent flexibility, whether for additional income or extended family living.

This well-designed 3+1 bedroom, 3.5-bathroom home offers over 2,580 sqft of fine living space located on a conventional lot (NOT zero lot line). This home offers an open layout, a finished basement, and fronting on stunning unobstructed views of Livingston Pond. The landscaped and fully fenced sunny backyard features a deck with a gas hookup.

Step inside to find 9-foot ceilings on the Main Level and luxury vinyl plank flooring throughout the Main and Upper floors. The open floor plan seamlessly connects the Living Room to the Kitchen, which is designed for both style and functionality. It boasts quartz countertops, stainless steel appliances, ample cabinetry, a large island, and a spacious pantry. A dedicated Den on the Main Level provides the perfect space for a home office or study. Large triple-paned windows throughout the home enhance energy efficiency while providing excellent insulation and abundant



natural light.

Upstairs, the large Bonus Room offers a versatile space for family gatherings and movie nights. The Primary Bedroom is a private retreat with breathtaking views of the pond and park, spacious enough for a King-size Bed, and completed with a walk-in closet with a window and an Ensuite Bath. Two additional good-sized Bedrooms and a full bath perfect for family. The convenient Upper-Level Laundry Room completes this level.

The fully finished Basement completed by the builder offers even more functional living space. It includes a Recreation Room with rough-in for a future Kitchen or Bar area, a good-sized Bedroom, and a Full Bath, making it ideal for guests or a potential Legal Suite conversion (permits required).

Additional features include a tankless water heater, ensuring energy-efficient, on-demand hot water. This home is ideally located near parks, playgrounds, sidewalks, streetlights, and scenic walking and biking paths, offering a perfect balance of comfort, functionality, and breathtaking views. This is a must-see home that perfectly blends modern living with a stunning natural backdrop. Book your private viewing today!

Built in 2022

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2200986  |
| Price      | \$779,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,910       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 244 Lucas Way Nw |
| Subdivision | Livingston       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3P 1M4          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Other  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Landscaped, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |
| Zoning         | R-G              |
| HOA Fees       | 467              |
| HOA Fees Freq. | ANN              |

## **Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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