\$769,999 - 487 Lucas Boulevard Nw, Calgary

MLS® #A2204976

\$769,999

4 Bedroom, 3.00 Bathroom, 1,759 sqft Residential on 0.04 Acres

Livingston, Calgary, Alberta

Welcome to 487 Lucas Boulevard NW, a brand-new home located in the dynamic and growing community of Livingston, Calgary! This thoughtfully designed property offers 4 bedrooms and 3 full bathrooms, making it perfectly suited for modern family living.

The main floor features a rare primary bedroom with an ensuite, delivering convenience and accessibility. Upstairs, you'II find a second primary bedroom with an ensuite, along with two additional bedrooms and a full bathroomâ€"ideal for accommodating family and guests. A versatile loft space completes the upper level, providing flexibility for a home office, playroom, or cozy retreat.

The rear-positioned gourmet kitchen is a highlight, boasting high-end appliances, a spacious walk-in pantry, and a stylish solid surface kitchen island. Large windows fill the home with natural light, complementing the open and airy design. The all-weather wood deck with aluminum railings offers the perfect outdoor space for relaxation or entertaining.

The walkout basement, roughed in for future development, offers tremendous potential for customization, providing flexibility to suit your needs. Additional features include a detached insulated garage, premium vinyl siding, lighting upgrades, and expertly planned design modifications that enhance both functionality







and style.

Located in the highly desirable Livingston community, this home offers access to fantastic amenities, green spaces, and a vibrant neighborhood atmosphere. Don't miss the chance to make this stunning property your ownâ€"schedule your private showing today!

Built in 2024

Essential Information

MLS® # A2204976 Price \$769,999

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,759

Acres 0.04 Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 487 Lucas Boulevard Nw

Subdivision Livingston City Calgary

City Calgary
County Calgary

Province Alberta

Postal Code T3P 1Z5

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Quartz Counters, Separate Entrance

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Gas Water Heater, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Private Entrance, Rain Gutters

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 2

Zoning R-G

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.