

# \$534,900 - 63 Lucas Way Nw, Calgary

MLS® #A2238512

**\$534,900**

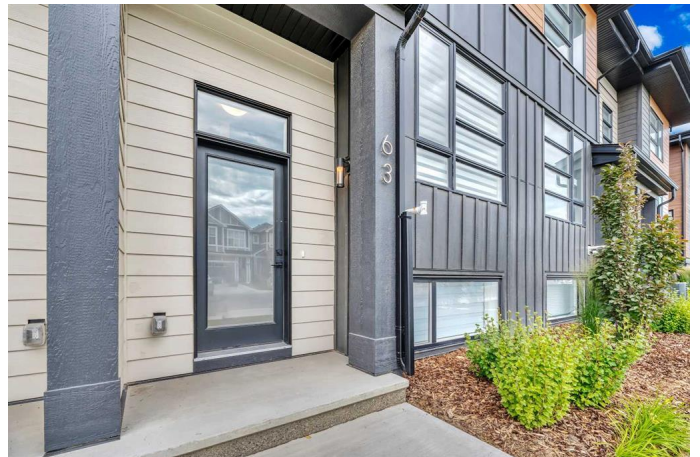
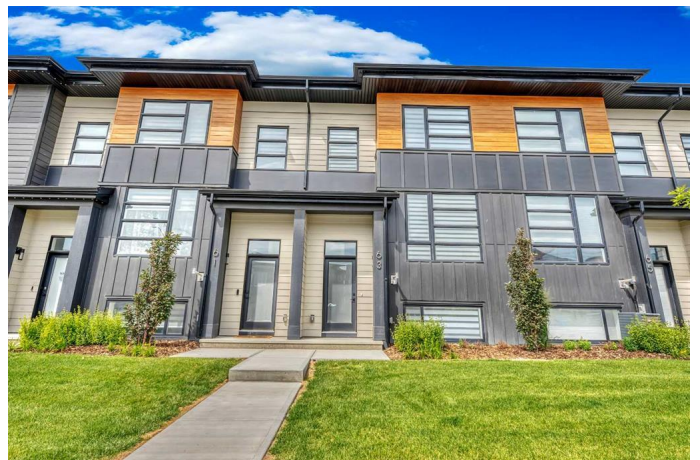
3 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Super one year old townhome in the Logel Homes Livingston Views development. This home is located in the award winning Livingston community with exclusive amenities provided by the Livingston Homeowners Association(HOA), which includes a 35,000 ft2 community hub, skating rink, splash park, gymnasium and year round programming for all ages. This townhome features 9' ceilings on the main level, neutral carpeting on the stairs and also the upper bedroom area. Practical vinyl plank flooring graces the main level and all bathrooms. Open kitchen plan with an island/eating bar, lots of soft close cabinets, excellent counter space and a separate dining area. Kitchen highlights include stainless steel Samsung appliances, pot lights and quartz countertops. Appreciate the convenient 2 pce bath on the main level. All bathrooms are finished with quartz counters as well. Relax in the comfortable living room or on the covered deck on those warm summer nights. Three bedrooms upstairs with two full bathrooms, one of which is a 4 pce ensuite bath. Deep soaker tubs in both bathrooms along with shower heads for family convenience. All windows have classy blackout blinds for maximum light and privacy. The lower den is a great private office space to work from home. Park in the insulated and drywalled double garage creating safety and comfort in all seasons. EXCELLENT VALUE!!!

Built in 2023



## Essential Information

MLS® #	A2238512
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	63 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

## Amenities

Amenities	Boating, Playground
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Gentle Sloping, Lake, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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