

# \$929,000 - 191 Lucas Common Nw, Calgary

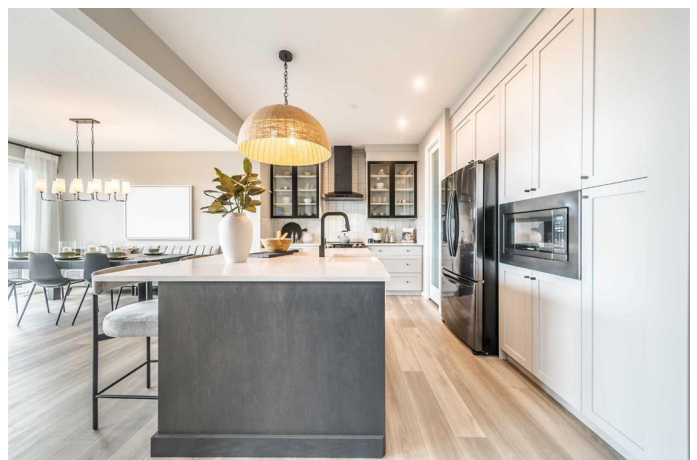
MLS® #A2263852

**\$929,000**

5 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.10 Acres

Livingston, Calgary, Alberta

FORMER SHOW HOME ALERT | Nestled in the vibrant, family-friendly community of Livingston, this former Cedarglen Homes show home is the definition of style, function, and craftsmanship. Offering a fully developed legal basement suite, and designer upgrades at every turn, this home is truly one of a kind. Step inside and immediately feel the warmth and sophistication that define this property. The main floor features an open-concept layout with soaring 8' interior doors, glass railing, and luxury vinyl plank flooring that flows seamlessly throughout. The living room steals the spotlight with a vertical shiplap feature wall framing a tiled electric fireplace, creating the perfect blend of modern and cozy. The chef's kitchen is both stunning and functional, showcasing quartz countertops, two-tone cabinetry, a large central island, and a full working kitchen for extra prep and storage. The dining nook opens onto your oversized deck, perfect for hosting summer BBQs or enjoying quiet mornings in the sun. A main floor bedroom and full bath offer flexibility for guests, an office, or multi-generational living. Upstairs, the design continues to impress. The primary retreat is a true sanctuary featuring a spa-inspired ensuite with a custom tiled shower, soaker tub with tile ledges, and dual sinks, all finished with quartz countertops. The walk-in closet connects directly to the laundry room, making everyday life effortless. Two additional bedrooms each feature their own walk-in closets, and a bonus



room plus a built-in desk area provide the perfect spaces for work, play, or relaxation. The fully finished legal basement suite offers even more possibilities - complete with a separate kitchen, living area, bedroom, and full bathroom. This space is ideal for extended family, guests, or rental income. Every inch of this home reflects thoughtful design and quality finishes from upgraded hardware and lighting to its seamless blend of comfort and modern flair. Outside, enjoy your completed oversized deck, perfect for entertaining or taking in the peaceful surroundings of Livingston - one of Calgary's most dynamic new communities. Residents here enjoy access to the Livingston Hub, a state-of-the-art community centre featuring a skating rink, splash park, gymnasium, tennis courts, and event spaces. You'll also love the parks, pathways, and playgrounds woven throughout the neighbourhood, plus quick access to Stoney Trail and Deerfoot Trail. If you've been searching for a home that combines designer elegance, practical functionality, and unbeatable value, this is it. Move-in ready, meticulous craftsmanship, and absolutely stunning - this Cedarglen show home is ready to welcome its next owner. Book your private showing today and experience what life in Livingston has to offer.

Built in 2022

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2263852  |
| Price          | \$929,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,302     |
| Acres          | 0.10      |
| Year Built     | 2022      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 191 Lucas Common Nw |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 2B3             |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached                                                   |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                     |
| Heating           | High Efficiency                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                      |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line               |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Brick, Vinyl Siding        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 14th, 2025  
Days on Market        5  
Zoning                      R-G  
HOA Fees                  473  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.