

# \$579,900 - 45 Lucas Way Nw, Calgary

MLS® #A2185566

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,416 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Here's a fabulous opportunity for you to own this one of a kind very spacious and bright corner unit with double attached garage. Builder size is 1,643 sq ft. There are many large windows with an abundance of natural lights shining into the entire home, creating a bright and inviting atmosphere. The lovely gourmet kitchen with an upgraded island is everyone's dream. Plenty of cabinetry space. Pot lights in the kitchen as well as in the dining area giving the rooms a polished and modern appearance. Step outside to your private balcony complete with a gas hookup for a BBQ. Perfect for entertaining and enjoying outdoor dining. There are 3 large bedrooms on the upper level. The master bedroom includes a beautiful walk-in shower. The basement is developed with another bedroom or home office. Logel Homes is a quality builder with Hardie Board sidings. You'll never have to worry about hail damages. This beautiful home with its thoughtful design finishes offers an exceptional living experience. Book your showings today. Seeing is Believing!..Shows 10/10 :)



Built in 2024

## Essential Information

MLS® #	A2185566
Price	\$579,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

### **Amenities**

Amenities	Visitor Parking, Playground, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, See Remarks

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 6th, 2025

Days on Market       89

Zoning                 M-1

HOA Fees              400

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         Grand Realty

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