

# \$754,900 - 299 Lucas Boulevard Nw, Calgary

MLS® #A2211641

**\$754,900**

5 Bedroom, 4.00 Bathroom, 1,754 sqft

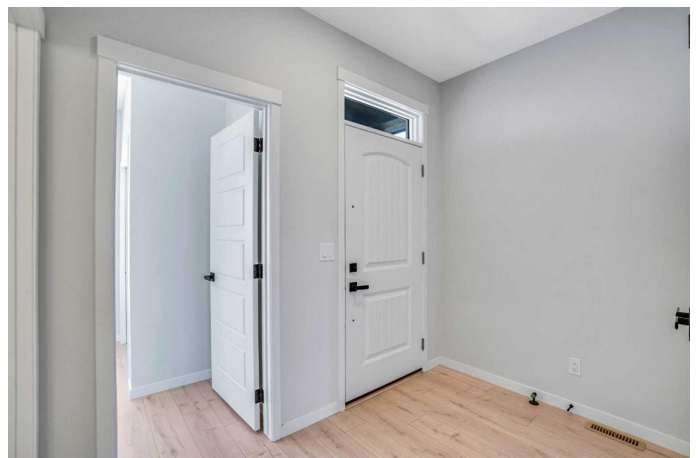
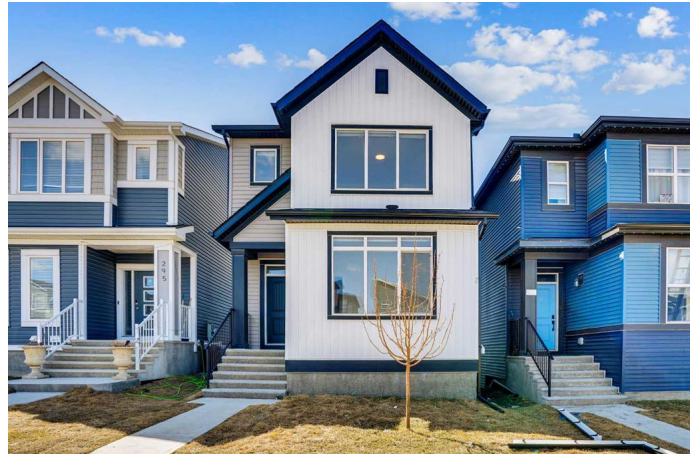
Residential on 0.06 Acres

Livingston, Calgary, Alberta

| IMMEDIATE POSSESSION | 5-Bed | 4  
Full-Bath | 1,754 sq.ft. Above Grade | Walkout  
FINISHED LEGAL Basement | 2,545 sq.ft.

total living space | 9' Ceilings | Upgraded |  
Modern Finishings | New Home Warranty |  
Full-width 20 x 10 Deck | Two furnaces | Main  
floor bedroom with full 3P Bathroom |\*\*

Welcome to the Nixon in the sought-after new community of Livingston, OPEN CONCEPT living with 9-ft ceilings and luxury vinyl plank flooring on the main floor, and a gourmet kitchen features a large island, QUARTZ countertops, stainless steel appliances, huge WALK-IN PANTRY, chimney hood fan, and a show-stopping wall designer tile backsplash. The main floor features bedroom with a full bathroom, providing convenience and accessibility. Upstairs, you'll find a spacious master retreat with an ensuite that has a stunning walk-in closet, 2 additional bedrooms, a full shared bathroom, and convenient UPPER FLOOR LAUNDRY. A versatile loft space completes the upper level, providing flexibility for a home office, playroom, or cozy retreat. The fully finished LEGAL WALKOUT basement suite built by the builder offers a cozy recreation room and ample storage space, the 5th bedroom, 4th full bathroom, Large windows with coverings fill the home with natural light, complementing the open and airy design. The backyard is unspoiled and awaiting your creative ideas. and comes with a flexible SMART HOME PACKAGE, including



an all-in-one thermostat, video doorbell, and smart lighting. An oversized full-width 20 x 10 rear deck , concrete pad, and a gravel parking pad complete the exterior. To top it all off, this prime location is steps away from Livingstonâ€™s largest pond feature (3 mins), the proposed Urban Corridor (Shopping, Restaurants, Entertainment â€“ 3 mins), Community Strip Mall thatâ€™s almost complete (2 mins), & only 15 mins to the Airport! Convenience is at your fingertips, w/ various grocery stores (6 mins) & Costco (12 mins) for whatever your family needs. No matter the season, you & your family can enjoy countless hours of fun at the 35,000 sq ft COMMUNITY CENTRE (3 mins) w/ indoor gym, basketball courts, outdoor water park, skating rink, or even host your events w/ a well-appointed banquet hall & rooms. When it comes to reputation and after-possession care, multiple award-winning Morrison Homes is truly a class unto itself. Enjoy new home warranties for total PEACE OF MIND. This home will sell quickly, so don't miss your opportunity! Check out the 3D virtual tour to explore this incredible home, and schedule a private tour today

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211641    |
| Price          | \$754,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,754       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 299 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1X2                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Party Room, Playground, Recreation Facilities, Recreation Room, Racquet Courts |
| Parking Spaces | 2                                                                              |
| Parking        | Off Street, Parking Pad                                                        |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                 |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | None                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full, Suite, Walk-Out                                                                                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Entrance                            |
| Lot Description   | Back Lane, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G Residential  |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

# Listing Details

Listing Office                      URBAN-REALTY.ca

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