

# \$749,900 - 23 Lucas Boulevard Nw, Calgary

MLS® #A2206238

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,833 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Stunning 5-Bedroom Home in Vibrant Livingston!

Welcome to your dream home in the sought-after Livingston community! Offering over 2,600 sq. ft. of total living space, this beautifully upgraded 5-bedroom, 4-bathroom home is designed for both comfort and functionality.

Stay cool and comfortable all summer with central air conditioning, a must-have feature as the warmer months approach!

Step outside and enjoy the custom-installed Gemstone lighting—a premium, smart LED system that offers year-round customizable lighting for every occasion, from festive holiday displays to elegant everyday ambiance.

Inside, the modern kitchen features a gas range stove, built-in microwave, sleek countertops, and ample cabinetry, leading to a walkout deck—perfect for morning coffee or entertaining guests. The open-concept layout is both stylish and practical, with luxury vinyl plank flooring and large windows that flood the space with natural light.

Upstairs, the primary suite boasts a 4-piece ensuite, accompanied by two additional bedrooms, a spacious bonus room, a shared 4-piece bathroom, and a convenient laundry area.



The separate side entrance provides excellent flexibility, leading to a fully finished basement complete with two bedrooms, a large recreation room, and a 4-piece bathroomâ€”ideal for rental income or extended family.

Enjoy pure, soft water throughout the home with the installed water softener, ensuring better-tasting water, spot-free dishes, longer-lasting appliances, and healthier skin and hair when bathing or showering. The home is also roughed in for a central vacuum system for added convenience.

Livingston is a master-planned community offering 35,000 sq. ft. of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a community hall with a commercial kitchen. Plus, enjoy quick access to Stoney Trail and Deerfoot for easy commuting.

Check out the 3D virtual tour to explore this incredible home!

Built in 2019

### **Essential Information**

MLS® #	A2206238
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,833
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 23 Lucas Boulevard Nw  
Subdivision Livingston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3P 1H9

### Amenities

Amenities Clubhouse  
Parking Spaces 2  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, See Remarks  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 24  
Zoning R-G  
HOA Fees 473  
HOA Fees Freq. ANN

### Listing Details

Listing Office

eXp Realty

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.