

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

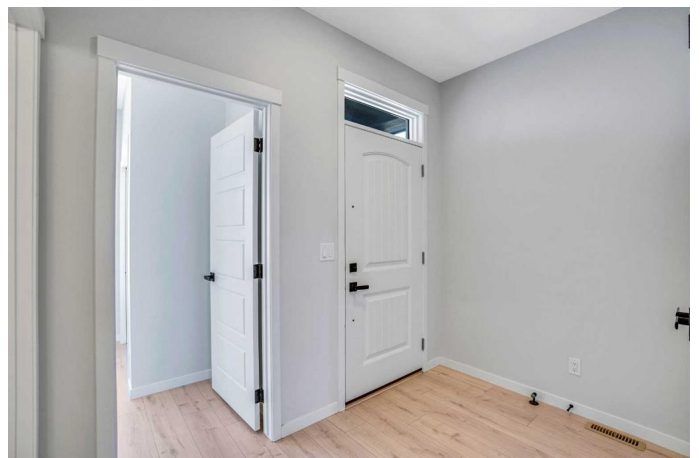
MLS® #A2211641

**\$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 full wall designer tile backsplash. The main floor features a rare primary 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, and a flex-room/den which is the perfect place for a home gym or office. 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 with a BBQ gas line, concrete pad, and a gravel parking pad complete the exterior. To top it all off, this prime location is steps away from Livingston's largest pond feature (3 mins), the proposed Urban Corridor (Shopping, Restaurants, Entertainment " 3 mins), Community Strip Mall that'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
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X2

### **Amenities**

Amenities	Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room
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	BBQ gas line, 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	8
Zoning	R-G Residential

HOA Fees 450  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office URBAN-REALTY.ca

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