

**297 Lucas Place NW**  
**Calgary, Alberta**

**MLS # A2231436**



**\$759,900**

|                  |                                                   |               |                  |
|------------------|---------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                        |               |                  |
| <b>Type:</b>     | Residential/House                                 |               |                  |
| <b>Style:</b>    | 2 Storey                                          |               |                  |
| <b>Size:</b>     | 2,255 sq.ft.                                      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                            |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Private, Rectangular Lot |               |                  |

|                    |                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |     |

**Inclusions:** N/A

This Heritage elevation Robson 24 built by Brookfield Residential is a stunning brand new home in the heart of Livingston. Featuring 2 living areas, 3 bedrooms, 3 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped sunshine basement with larger windows allowing for more natural light. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in range hood and microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The kitchen overlooks both the living and dining areas - making this the perfect space to host guests. A wall of windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite has vaulted ceilings and is complete with a 5 pc en suite including dual sinks, walk-in shower, soaker tub and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The sunshine basement is undeveloped and awaits the new owner's imagination - complete with 9' foundation walls and has bathroom rough-ins in place. Builder new home warranty & Alberta New Home Warranty are included with the

purchase of this brand new home. \*Please note: Photos are from a show home model and are not an exact representation of the property for sale. Interior selections are noted in the last photo.