

**227 Lucas Gardens NW**  
**Calgary, Alberta**

**MLS # A2262508**



**\$859,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,386 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE this SAT, Oct 11th at 2-4PM\*\*** Move in and enjoy this upgraded home built by Morrison Homes &mdash; a BRAND NEW, 3-Bedroom + Bonus Room home with 2,386 sqft in the heart of Livingston, a growing NW Calgary community celebrated for its modern amenities and welcoming atmosphere. Step inside to discover 9-ft ceilings and durable vinyl plank flooring that flow throughout the open Main Level. The well-appointed Kitchen impresses with a centre island and breakfast bar, quartz countertops, stainless steel appliances, and a walk-through pantry &mdash; seamlessly connecting to the Dining Area and a bright east facing Living Room featuring a sleek electric fireplace and large windows. A sliding door opens to the rear Deck with aluminum railing. A Powder Room and well-organized Mud Room with built-in bench and clothes hanger complete this level. On the upper level, a central Family/Bonus Room provides a comfortable gathering space for the household. The Primary Suite offers a 4-piece ensuite with double vanity and a large walk-in closet with custom organizer. Two additional Bedrooms &mdash; each with their own walk-in closet &mdash; share a full 4-piece Bathroom. Both secondary Bedrooms enjoy a permanent greenspace view with no home ever planned on the street across.&nbsp; A generous Laundry Room with plenty of storage and organizers adds everyday convenience. The Unfinished Basement offers two large windows, perfect for a future recreation area or additional Bedrooms. A Double Attached Garage completes this impressive home. Located within minutes of the Livingston Hub's extensive recreation facilities, parks, and future schools &mdash; and with easy access to major routes, shopping, and dining &mdash; this home delivers modern comfort and community living in one exceptional

package.