

# \$699,900 - 217 Lucas Manor Nw, Calgary

MLS® #A2227534

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.08 Acres

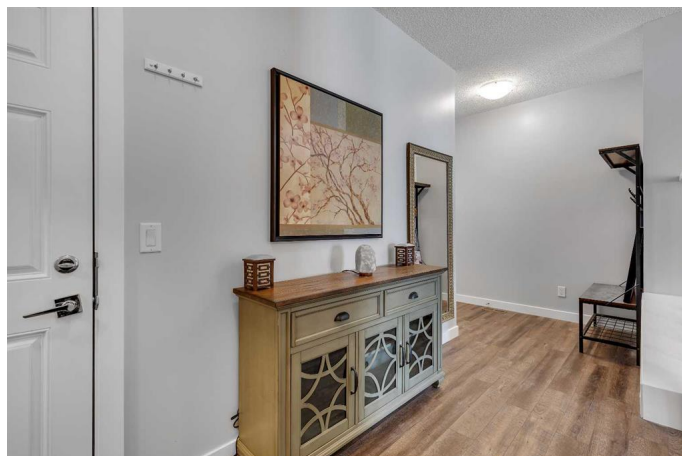
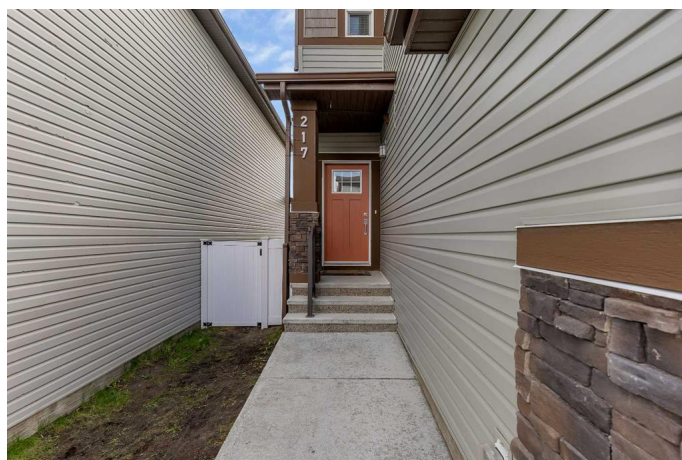
Livingston, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY JUNE 14TH, 1PM-5PM & SUNDAY JUNE 15TH, 2025 2PM-5PM \*\*** Welcome to 217 Lucas Manor NW! This beautifully designed 2-storey home with south backyard exposure offers an open-concept layout and tons of upgrades. When you enter the home, you will notice the 9ft ceilings throughout the main floor and a bright open floor plan including an impressive kitchen featuring extended-height cabinets, ample counter space, built-in microwave, walk-in pantry, LED pot lights, and pendant lighting. Upstairs features a spacious bonus room, convenient laundry with Quartz countertops and built ins, and 3 bedrooms including a primary suite with dual sinks and a large walk-in closet. Bright modern finishes, open stair railings, and oversized windows provide an abundance of natural light throughout. Other upgrades include air conditioning, new CLASS 4 SHINGLES, siding, Bosch Dishwasher. This home is move in ready and ready for immediate possession!

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227534  |
| Price      | \$699,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,900       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 217 Lucas Manor Nw |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1H9            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Party Room, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer                                       |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-G            |
| HOA Fees       | 476            |
| HOA Fees Freq. | ANN            |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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