

# \$699,800 - 23 Lucas Boulevard Nw, Calgary

MLS® #A2227584

**\$699,800**

5 Bedroom, 4.00 Bathroom, 1,981 sqft  
Residential on 0.08 Acres

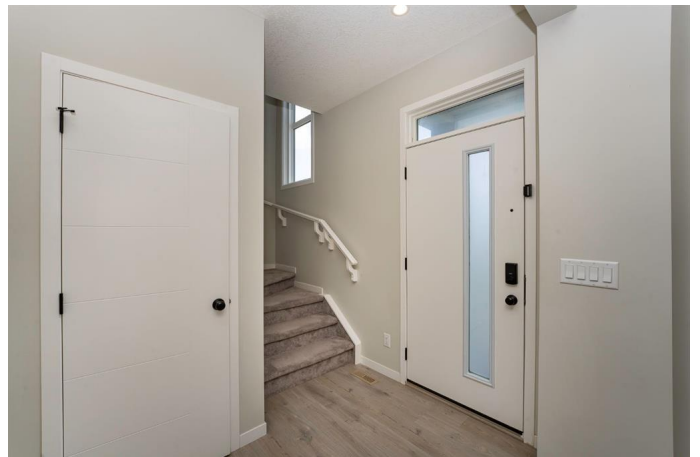
Livingston, Calgary, Alberta

Wider than most laned homes and full of thoughtful upgrades, this five-bedroom home in Livingston offers the space and flexibility families are looking for. With nearly 2,900 square feet of total living space, it combines smart design, everyday comfort, and future potential in a layout that simply feels better from the moment you walk in.

The main floor has a noticeably open and airy feel, thanks to the extra width and abundance of natural light. The layout is ideal for both day-to-day life and hosting friends and family. A front office provides a quiet space for working from home or focusing on projects. The kitchen is upgraded with quartz countertops, a gas range, a built-in microwave, and clean, modern finishes. Just off the kitchen is a walk-in pantry that offers plenty of storage and keeps everything within easy reach. It connects directly to a spacious mudroom, designed with busy households in mind.

Upstairs, you will find a bright bonus room, a full laundry area, and three spacious bedrooms, including a primary suite with a four-piece ensuite and walk-in closet.

A separate side entrance leads to a finished basement with two more bedrooms, a large rec room, and a full bathroom. There is also a rough-in for a kitchen, making it a strong option for extended family living.



The home includes central air conditioning, a water softener, and a rough-in for central vacuum, valuable features that add everyday comfort and convenience.

Livingston is a growing community with over 35,000 square feet of amenities, including a splash park, skating rink, gym, and courts for tennis and basketball. Quick access to Stoney Trail and Deerfoot makes commuting across the city straightforward.

If you are looking for more space, a better layout, and room to grow, this home is worth a closer look.

Built in 2019

**Essential Information**

MLS® #	A2227584
Price	\$699,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,981
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
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### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Back Yard, Level
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	450
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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