

308 Lucas Way NW  
Calgary, Alberta

MLS # A2291673



## \$829,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,629 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** none

**\*\*Open house from 3-5pm Saturday April 18th\*\*** Welcome to 308 Lucas Way NW, a beautifully upgraded detached home offering over 2,600 sq ft of living space, in the vibrant community of Livingston. With modern finishes, energy efficient upgrades, and a thoughtfully designed layout, this home offers the perfect balance of comfort, style, and functionality. The open concept main floor features rich hardwood flooring and a stunning chef inspired kitchen complete with granite countertops, a large central island, built-in gas cooktop, built-in oven, stainless steel appliances, and a modern smart screen refrigerator. The space flows seamlessly into the dining and living areas, making it ideal for everyday living and entertaining. A dedicated main floor office provides the perfect setup for working from home. Upstairs you'll find a spacious bonus room, a relaxing primary suite featuring a spa inspired ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and convenient upstairs laundry. The unfinished basement offers incredible potential for future development, giving you the opportunity to design the space to suit your lifestyle, whether it's a recreation room, home gym, or extra living space. Additional highlights include SOLAR PANELS for improved energy efficiency, CENTRAL AIR conditioning for Calgary's warm summer days, and an attached double garage. Located just steps from walking paths and parks, this home also offers quick access to Stoney Trail and is less than 15 minutes from Calgary International Airport. Restaurants, grocery stores, and many other everyday amenities are also just minutes away. This is a fantastic opportunity to own a spacious, upgraded home in one of Calgary's fastest growing and most amenity rich communities.