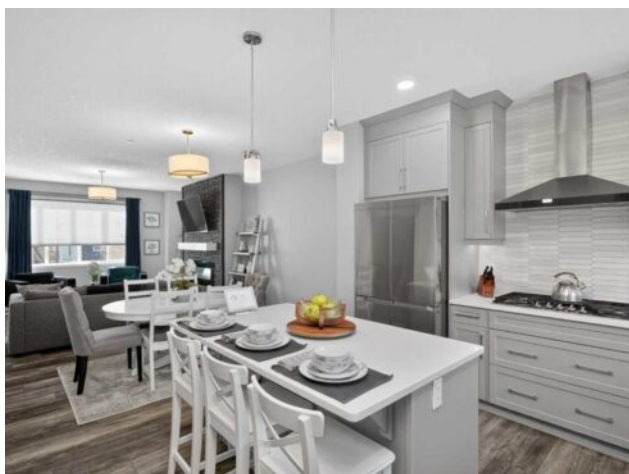


31 Lucas Boulevard NW  
Calgary, Alberta

MLS # A2304208



## \$800,000

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Heated Garage, Oversized, Triple Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		

**Inclusions:** Stand up Freezer and 2x fridge in the garage, 2x tv mounts, doorbell and cameras

**\*\*OPEN HOUSE WED MAY 6 5-7pm and SAT MAY 9 4-6pm \*\*** Welcome to 31 Lucas Blvd NW, a spectacular 2,878 sq ft fully developed, 5-bedroom, 3.5-bathroom smart home offering unmatched flexibility, modern updates, and incredible income potential. The open-concept main floor features a bright kitchen with a gas cooktop, double ovens, and a butler's pantry, flowing seamlessly into a large dining space and an inviting living room accented with a beautiful feature fireplace. Completing the main level are a mudroom and laundry room outfitted with custom built-ins, alongside a large, dedicated home office. Upstairs, you'll find a spacious bonus room, a 5-piece main bath, and three large bedrooms, including a serene primary retreat complete with walk-in closet and a walk-in shower. The fully finished basement, boasting 9-foot ceilings and a separate entrance, currently offers a rec space, two bedrooms, and a 3-piece bath, but is already roughed-in for a wet bar or kitchenette, making it an ideal candidate for a future suite (subject to city approval). Outside, a low-maintenance landscape features a covered deck with a gas BBQ hookup for effortless outdoor entertaining and ease of enjoyment, complementing the massive 840 sq ft heated detached triple garage that awaits the ultimate car enthusiast or investor. The garage features a slab designed to hold a car lift, the ability to convert to 10-foot doors, and all the rough-ins (100-amp panel, water, gas, and plumbing) necessary to build a future 2-bedroom, 1-bath carriage house, with plans available upon request. Fully operated on the Google smart home ecosystem and equipped with central A/C, this home offers total peace of mind with a completely renewed 2024 exterior (new siding, roof, fascia, and gutters), newer LVP flooring, Gemstone lighting, a 75-gallon hot water tank, a Nest thermostat, and major

appliances (fridge, dishwasher, washer, and dryer) all replaced in 2025. Whether you are looking for the perfect turnkey family home right now or want to leverage the basement and garage to create separate living spaces, the possibilities here are truly limitless!