

3125, 55 Lucas Way NW
Calgary, Alberta

MLS # A2309229



\$589,800

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|------------------|--|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,414 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Cleared, Environmental Reserve, Lake, No Back Lane, No Neighbours Behind | | |

Heating: Central, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 416

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: NA

Corner unit with unobstructed pond views and step out onto your private balcony — this is everyday living with a backdrop most only find on vacation. The open-concept main floor is bright and airy, with 9-foot ceilings and sweeping pond views from the living room that make the space feel connected to the natural landscape year-round. The balcony extends that experience outdoors, ideal for morning coffee or evening wind-downs. Upstairs, three well-proportioned bedrooms are anchored by a primary suite complete with a dual-sink vanity and a dedicated closet room. A second-floor laundry room keeps daily routines efficient and off the main living level. The full walkout basement opens directly to the pond-facing rear — unfinished and ready for your vision, whether that's a recreation room, home office, or additional living space. Quiet, private, and naturally situated, this home suits families and professionals alike who want thoughtful design without compromising on setting.