

59 Lucas Way NW  
Calgary, Alberta

MLS # A2317247



## \$574,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

The wait is over—Livingston Views' showhome is now available for purchase. This exceptional 3-bedroom, 2.5-bathroom townhouse showcases designer-selected finishes and premium upgrades throughout, with no expense spared in creating a truly remarkable home. Every detail has been thoughtfully curated to exceed the expectations of even the most discerning buyer. The stunning kitchen features full-height cabinetry, quartz countertops, a full-height backsplash, and an upgraded stainless steel appliance package. Additional highlights include a fully finished, heated double under-drive attached garage, providing both comfort and convenience year-round. To provide added peace of mind, this home comes complete with Alberta New Home Warranty coverage—the industry's premier warranty program. This is a rare opportunity to own a professionally designed showhome that perfectly combines style, quality, and functionality.