

# \$689,900 - 495 Lucas Boulevard Nw, Calgary

MLS® #A2185182

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0.07 Acres

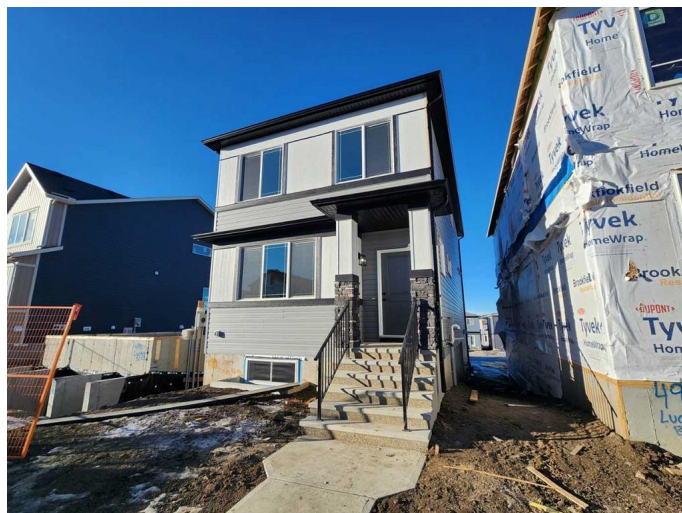
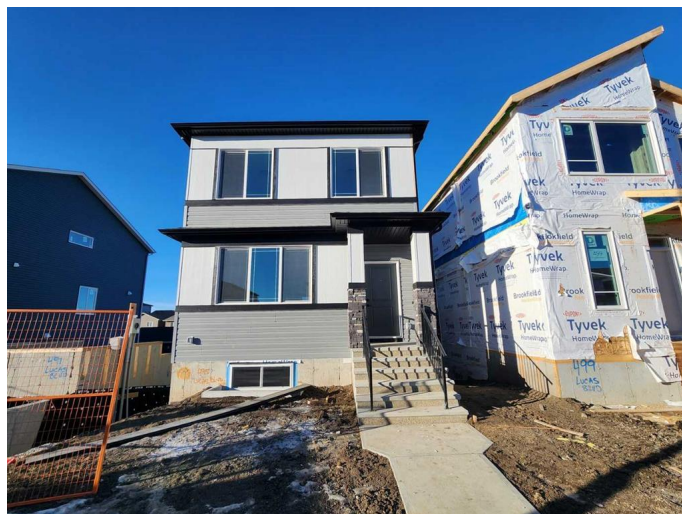
Livingston, Calgary, Alberta

Brand new, walk out, and upgraded, welcome to this 1749 sqft single family home in NW side of Livingston. It features 9 feet ceiling and LVP flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, higher upper kitchen cabinets, built in microwave oven and chimney hood fan, stainless steel appliances, knock down ceiling, and wrought iron spindle railings on the stairs. Upper floor has 3 good size bedrooms, master bedroom with beautiful mountain view, ensuite with double vanity sinks and separated shower, large walk in closet, functional laundry room with lots of shelving storage spaces. Main floor with large and sunny living room, computer room/den, spacious dining area, large kitchen with window, mud room with seating bench and coat hooks, and large deck with views. Basement is walk out, with big windows and bathroom rough in. It closes to playground, shopping, shopping, future school, and easy access to major roads. \*\* 495 Lucas Blvd NW \*\*

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2185182  |
| Price      | \$689,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 495 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2C9                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Party Room, Racquet Courts, Parking, Recreation Room |
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad                              |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Stove, Tankless Water Heater   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Exterior Entry, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 108               |
| Zoning         | R-G               |
| HOA Fees       | 445               |
| HOA Fees Freq. | ANN               |

## **Listing Details**

Listing Office            Century 21 Bravo Realty

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