

# \$685,000 - 463 Lucas Boulevard Nw, Calgary

MLS® #A2202610

**\$685,000**

4 Bedroom, 3.00 Bathroom, 1,835 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Quick Possession Alert â€“ Ready End of May 2025! Welcome to the Glenmore model, a stunning new home built by award-winning Cedarglen Homes! This beautifully designed walk-out home offers over 1800 sq ft of modern living space, a main floor bedroom, & high-end upgrades throughoutâ€”making it an absolute must-see. As you step inside, you'll immediately notice the stylish luxury vinyl plank flooring and thoughtfully designed open-concept layout. The kitchen is the heart of this home, featuring off white coloured cabinetry, quartz countertops, a spacious island, a pantry, and a gas line for a future range. Best of all, the buyer will have the opportunity to hand-pick their appliances with a \$6,000 appliance allowance at the builderâ€™s preferred supplier. The adjacent dining and living areas are bright and spacious, perfect for hosting gatherings with family and friends. At the back of the home, a convenient mudroom leads to a fully completed deckâ€”ideal for enjoying the fresh air and gorgeous west-facing sunsets in your backyard. One of the standout features of this home is the main floor bedroom and full 3-piece bathroom, making it an excellent option for multi-generational families, guests, or a private home office. Upstairs, you'll find a central bonus room, perfect for movie nights or relaxing after a long day. The primary suite is a true retreat, boasting large windows, a walk-in closet, and a 4-piece ensuite with dual sinks and a walk-in shower. Two additional



bedrooms, a full 4-piece bathroom with a tub/shower combo, and a laundry room with linen storage complete the upper level. The walk-out basement is undeveloped with a side entrance, offering endless possibilities to customize your dream space. With a bathroom rough-in already in place, you can easily add extra living space, a home gym, or even a legal suite (rough ins already completed, but subject to approval and permitting by the city/municipality) in the future. The backyard includes a double parking pad, and buyers will receive a \$2,000 landscaping rebate if the front yard landscaping is completed within one year of possession. Nestled in the vibrant community of Livingston, you'll love having access to the Livingston HOA Hub, featuring an indoor gym, hockey rink, splash park, tennis courts, playgrounds, and more! Plus, with miles of walking/bike paths, an off-leash dog park, and a bike pump track, there's something for everyone to enjoy. As the community continues to develop, more schools, shopping, and businesses will make Livingston an even more convenient and desirable place to call home. Don't miss this opportunity—book your showing today and step into the exceptional lifestyle awaiting you in Livingston! \*Photos are from a completed home of the same model—finishes may vary. Please refer to the last photo for the specific interior selections of this home.\*

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2202610  |
| Price          | \$685,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,835     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 463 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2C9                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2   |
| Parking        | Alley Access, Parking Pad                         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | None   |
| Heating           | High Efficiency  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 17th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 37  |
| Zoning         | R-G |
| HOA Fees       | 467 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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