# \$1,179,000 - 534 Lucas Way Nw, Calgary

MLS® #A2196495

## \$1,179,000

7 Bedroom, 7.00 Bathroom, 2,813 sqft Residential on 0.08 Acres

Livingston, Calgary, Alberta

The HAWTHORNE model Excel home boasts a LEGAL BASEMENT SUITE and a distinctive exterior that commands attention. Its modern, functional design is enhanced by contemporary finishes that epitomize luxury living. Bathed in natural light, the home features exquisite finishes throughout. Discover your dream home! Situated in the highly desirable Livingston area, this stunning Excel-built home offers generous square footage and private vistas. The interior reveals a luminous, expansive living room/dining room ideal for hosting, paired with a Chef's DREAM Kitchen equipped with upgraded stainless steel appliances, quartz counters, soft-close full-height cabinetry, a chimney-style hood fan, and a built-in microwave. Additionally, you'll adore the new SPICE KITCHEN and the spacious living room. The floor plan is exceptionally functional, featuring a secluded flex room, ample space, and seamless flow. Upstairs, four bedrooms plus a bonus room cater to family living, offering abundant space for all. The large primary bedroom includes a 5-piece ensuite and spacious walk-in closets. The other three bedrooms are sizable, with TWO ENSUITES, and share a 4-piece bath. A well-proportioned laundry room is conveniently located off the bonus room. This remarkable home is custom-built with a LEGALLY SUITED BASEMENT, comprising a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, tile, carpeted flooring, and its own laundry. This LEGAL suite







is city-registered and includes all necessary amenities like a separate furnace and water tank. Additional highlights of this incredible home include the ALBERTA NEW HOME WARRANTY, a gas line for the BBQ on the newly constructed deck, and upgraded pot lights throughout. It's an absolute must-see property! Explore the virtual tour or book your private showing today.

#### Built in 2024

### **Essential Information**

MLS® # A2196495 Price \$1,179,000

Bedrooms 7

Bathrooms 7.00

Full Baths 6

Half Baths 1

Square Footage 2,813 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 534 Lucas Way Nw

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1M3

#### **Amenities**

Amenities Party Room, Picnic Area, Playground, Racquet Courts, Recreation

**Facilities** 

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 22nd, 2025

Days on Market 47

Zoning RG

HOA Fees 450

HOA Fees Freq. ANN

# **Listing Details**

Listing Office URBAN-REALTY.ca

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