

232 Lucas Manor NW  
Calgary, Alberta

MLS # A2221865



# \$729,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Livingston             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,988 sq.ft.           | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 2 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                                             |                   |     |
|--------------------|-------------------------------------------------------------|-------------------|-----|
| <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> | -   |
| <b>Basement:</b>   | None                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

OPEN HOUSE 1-3 PM, SUNDAY, MAY 25!!! Enjoy the 3D tour to appreciate this stunning space fully! Welcome to this elegant 1,900+ sq. ft. corner-lot 4 BEDROOM + OFFICE residence nestled in the lively community of Livingston. Thoughtfully crafted across three levels, this home is bathed in abundant natural light, thanks to its expansive windows that frame breathtaking views throughout the day. Plus, with a fire-fighting sprinkler system and Backyard RV parking, its modern, open layout seamlessly blends style and practicality, making it an exceptional choice for families seeking comfort and functionality. Offering four bedrooms and an office, this home provides ample space for work, relaxation, and entertainment. The vinyl plank floor covers the main floor, and the airy living area invites you to unwind. The sleek kitchen—complete with a breakfast island, glass tile backsplash, fashion cabinets, all stainless steel appliances and a pantry—enhances storage and convenience. A dedicated dining space flows effortlessly onto a scenic terrace deck, ideal for enjoying peaceful mornings or hosting gatherings. The versatile den is perfect for a home office, playroom, or guest suite, complemented by a well-placed 2-piece bathroom. The ground floor features a generously sized bedroom with its own private 2-piece bathroom, offering an excellent retreat for guests or young adults. Moving to the upper floor, you’ll find three stylish bedrooms, including a primary suite with its own private ensuite. An additional full bathroom serves the secondary bedrooms, while the walk-in laundry room provides additional storage space for convenience. The front-attached double garage is fully insulated, making it perfect for a workshop or additional indoor space, while the rare backyard RV parking provides extra flexibility for storage. Positioned in a prime location, this home

is just a 10-minute drive to major shopping destinations, including Walmart, Costco, Superstore, and CrossIron Mills Mall. Also, it is close to the future LRT station. The nearby Livingston Hub Community Center offers an array of recreational amenities, including basketball, badminton, tennis, hockey, and table tennis, alongside a fantastic playground for kids&mdash;quick access to Stoney Trail and other major routes. Bright, spacious, and ideally situated, this incredible home presents a rare opportunity to enjoy modern living in one of Calgary&rsquo;s most desirable neighbourhoods. Don&rsquo;t let this gem slip away!