

# \$754,999 - 487 Lucas Boulevard Nw, Calgary

MLS® #A2204976

**\$754,999**

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.04 Acres

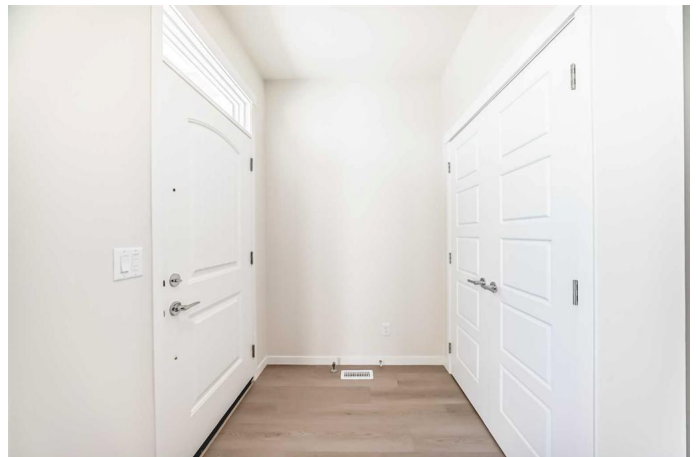
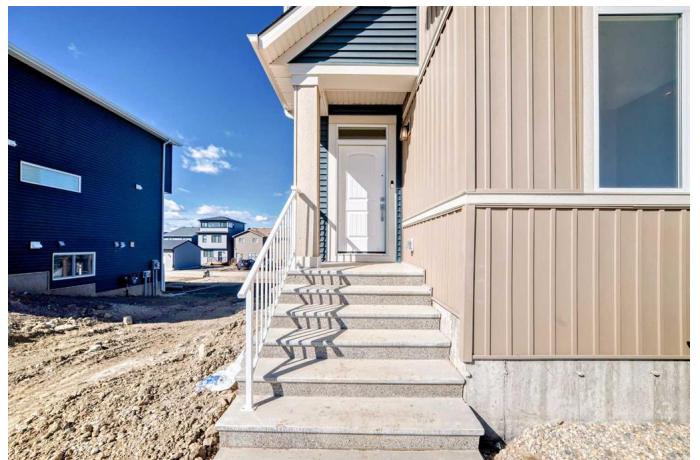
Livingston, Calgary, Alberta

Welcome to 487 Lucas Boulevard NW, a brand-new home located in the dynamic and growing community of Livingston, Calgary! This thoughtfully designed property offers 4 bedrooms and 3 full bathrooms, making it perfectly suited for modern family living.

The main floor features a rare primary bedroom with an ensuite, delivering convenience and accessibility. Upstairs, youâ€™ll find a second primary bedroom with an ensuite, along with two additional bedrooms and a full bathroomâ€”ideal for accommodating family and guests. A versatile loft space completes the upper level, providing flexibility for a home office, playroom, or cozy retreat.

The rear-positioned gourmet kitchen is a highlight, boasting high-end appliances, a spacious walk-in pantry, and a stylish solid surface kitchen island. Large windows fill the home with natural light, complementing the open and airy design. The all-weather wood deck with aluminum railings offers the perfect outdoor space for relaxation or entertaining.

The walkout basement, roughed in for future development, offers tremendous potential for customization, providing flexibility to suit your needs. Additional features include a detached insulated garage, premium vinyl siding, lighting upgrades, and expertly planned design modifications that enhance both functionality



and style.

Located in the highly desirable Livingston community, this home offers access to fantastic amenities, green spaces, and a vibrant neighborhood atmosphere. Don't miss the chance to make this stunning property your own—schedule your private showing today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204976    |
| Price          | \$754,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,759       |
| Acres          | 0.04        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 487 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1Z5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance                                                                                                   |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished, Walk-Out                                                                                                           |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters     |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.