

# **\$719,900 - 487 Lucas Boulevard Nw, Calgary**

MLS® #A2235866

**\$719,900**

4 Bedroom, 3.00 Bathroom, 1,756 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Spectacular brand new home offered at a fantastic price! Bright, cozy, open concept plan with neutral colors through-out. On the main floor, you'll find the large beautiful Kitchen that comes with quartz countertops, sleek backsplash, stylish full height cabinets with trim, soft close cupboards & drawers, an Island, & a huge walk-in pantry. The upgraded Stainless Steel appliances includes a gas stove, water & ice fridge, free standing hood fan, dishwasher, and built-in microwave. This floor also includes the living room, dining room, 9 foot knockdown ceilings, rear mudroom, a Main Floor Bedroom, and a Full Bathroom with tub & shower. Upstairs you'll find the lovely master bedroom that comes with an attractive ensuite bathroom that has an oversized shower with glass doors and a seating bench. There is also a large separate walk-in closet with a pocket door. This floor also has 2 more generous sized bedrooms, a spacious Bonus room, Laundry (includes washer & dryer), and another full 4 piece bathroom. All bathrooms in the house have been upgraded to quartz countertops and soft close cupboards & drawers. Also, the entire house has no carpet - all LVP Flooring and tile. The Walk-out Basement has all the rough-ins ready for development and was upgraded to 9 foot ceilings. The west facing backyard has a double detached garage (built by the builder) and the back alley is also paved. Close to all sorts of amenities such as schools, playgrounds, shopping, restaurants,



grocery stores, transportation, Cinemas, Public Library, Stoney Trail, Deerfoot Trail, Airport, Cross Iron Mall, and much much more. Book your showing today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235866    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,756       |
| Acres          | 0.06        |
| 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 2C9                |

**Amenities**

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

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range                                             |

|              |                            |
|--------------|----------------------------|
|              | Hood, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas    |
| Cooling      | None                       |
| Has Basement | Yes                        |
| Basement     | Full, Unfinished, Walk-Out |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 39              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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