

# \$739,900 - 487 Lucas Boulevard Nw, Calgary

MLS® #A2235866

**\$739,900**

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	\$739,900
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	1
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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