

# \$729,900 - 232 Lucas Manor Nw, Calgary

MLS® #A2208447

## \$729,900

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Click brochure link for more details.Â ||Â  
Â Open House: Apr. 10th, 11th (1 PM ~ 5 PM)  
|| Welcome to this modern and spacious  
1,900+ sq. ft. white house in the highly  
sought-after community of Livingston, NW  
Calgary! Situated on a prime corner lot, this  
beautifully designed three-story home is  
flooded in all day sunshine through its full-size  
windows, offering stunning views throughout  
the day.Â Â ||Â Â Key Features: -- 4  
Bedrooms + 1 Versatile Den; -- 4 Bathrooms  
(2 Full, 2 Half); -- Front-Attached Indoor  
Double Garage: fully insulated with potential  
for a workshop or extra indoor space; --  
Backyard RV Parking: a rare feature offering  
extra flexibility for storage; -- Bright & Modern  
Layout â€“ thoughtfully designed to maximize  
space and comfort; -- In-house firefighting  
sprinkling system: lower insurance cost;Â  
Â |Â Â Main Floor (2nd Level): Open-concept  
living room with ample space for relaxation;  
Stylish kitchen featuring a pantry for extra  
storage; Dedicated dining area leading to a  
terrace deck with breathtaking views; Versatile  
den: Perfect as a home office, playroom, or  
guest space; Convenient 2-piece bathroom.Â  
| Ground Floor (1st Level): Spacious bedroom  
with its own 2-piece bathroom â€“ Great for  
guests, in-laws, or a private retreat.Â Â |  
Upper Floor (3rd Level): 3 Beautiful Bedrooms,  
including a primary bedroom with a private full  
ensuite; Additional full bathroom; Convenient  
laundry room with a walk-in closet and extra  
storage space.Â ||Â Prime Location: This



home is situated in a vibrant and well-connected neighborhood, just: -- 2-minute walk to community groceries; -- 10-minute drive to Walmart, Costco, Superstore, and Cross-Iron Mills Mall; -- Livingston Hub Community Center: features basketball, badminton, tennis, hockey, table tennis courts, and a kidsâ€™ playground; -- 2-minute walk to the bus stop; -- Easy access to Stoney Trail and other major routes

Built in 2018

**Essential Information**

MLS® #	A2208447
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,952
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	232 Lucas Manor Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

**Amenities**

Amenities	None
Parking Spaces	3



Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	12
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Honestdoor Inc.
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