

# \$793,500 - 297 Lucas Place Nw, Calgary

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MLS® #A2231436

## **\$793,500**

3 Bedroom, 3.00 Bathroom, 2,255 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

This Heritage elevation Robson 24 built by Brookfield Residential is a stunning brand new home in the heart of Livingston. Featuring 2 living areas, 3 bedrooms, 3 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped sunshine basement with larger windows allowing for more natural light. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in range hood and microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The kitchen overlooks both the living and dining areas - making this the perfect space to host guests. A wall of windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite has vaulted ceilings and is complete with a 5 pc en suite including dual sinks, walk-in shower, soaker



tub and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The sunshine basement is undeveloped and awaits the new owner's imagination - complete with 9' foundation walls and has bathroom rough-ins in place. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. \*Please note: Photos are from a show home model and are not an exact representation of the property for sale. Interior selections are noted in the last photo.

Built in 2025

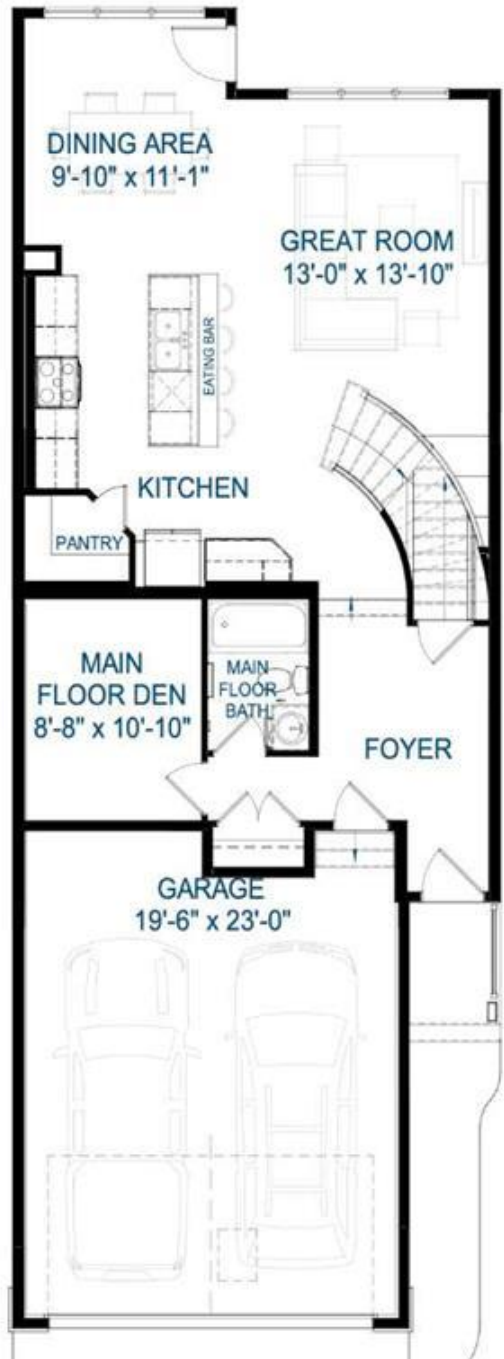
**Essential Information**

MLS® #	A2231436
Price	\$793,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,255
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	297 Lucas Place Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E4

**Amenities**



Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	464
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
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