

# \$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. 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.

Key Features:

- 4 Bedrooms + 1 Versatile Den â€“ Ideal for families, guests, or a home office
- 4 Bathrooms (2 Full, 2 Half) â€“ Conveniently placed across all levels
- Front-Attached Indoor Double Garage â€“ Fully insulated with potential for a workshop or extra indoor space
- Backyard RV Parking â€“ A rare feature offering extra flexibility for storage
- Bright & Modern Layout â€“ Thoughtfully designed to maximize space and comfort
- Special in-house fire fighting sprinkling system lower insurance cost

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 â€“ Perfect as a home office, playroom, or guest space

Convenient 2-piece bathroom

Ground Floor (1st Level):

Spacious bedroom with its own 2-piece bathroom â€“ Great for guests, in-laws, or a private retreat

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

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 CrossIron Mills Mall
- Close to movie theatres, dining, and entertainment
- Livingston Hub Community Center â€“ 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	3
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Honestdoor Inc.
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