

# \$859,900 - 227 Lucas Gardens Nw, Calgary

MLS® #A2262508

**\$859,900**

3 Bedroom, 3.00 Bathroom, 2,386 sqft

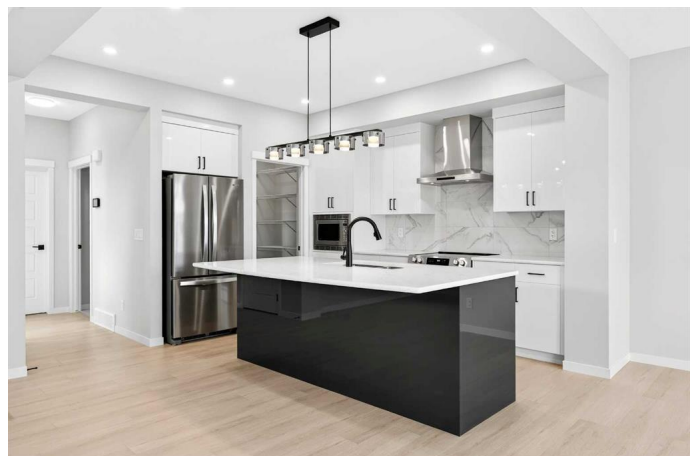
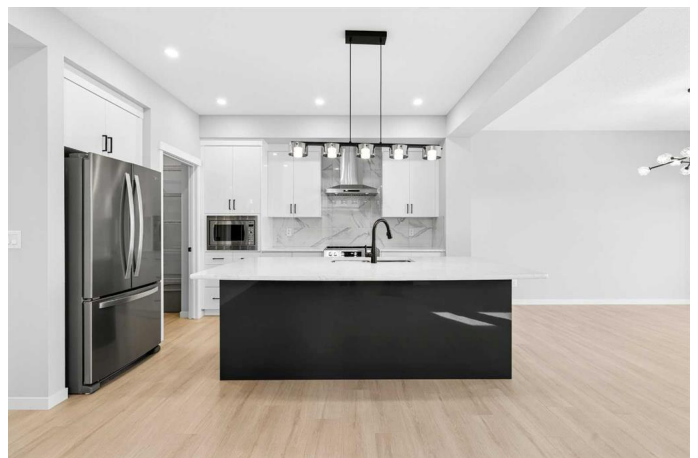
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Move in and enjoy this upgraded home built by Morrison Homes â€” a BRAND NEW, 3-Bedroom + Bonus Room home with 2,386 sqft in the heart of Livingston, a growing NW Calgary community celebrated for its modern amenities and welcoming atmosphere.

Step inside to discover 9-ft ceilings and durable vinyl plank flooring that flow throughout the open Main Level. The well-appointed Kitchen impresses with a centre island and breakfast bar, quartz countertops, stainless steel appliances, and a walk-through pantry â€” seamlessly connecting to the Dining Area and a bright east facing Living Room featuring a sleek electric fireplace and large windows. A sliding door opens to the rear Deck with aluminum railing. A Powder Room and well-organized Mud Room with built-in bench and clothes hanger complete this level.

On the upper level, a central Family/Bonus Room provides a comfortable gathering space for the household. The Primary Suite offers a 4-piece ensuite with double vanity and a large walk-in closet with custom organizer. Two additional Bedrooms â€” each with their own walk-in closet â€” share a full 4-piece Bathroom. Both secondary Bedrooms enjoy a permanent greenspace view with no home ever planned on the street across.Â A generous Laundry Room with plenty of storage and organizers adds everyday convenience.



The Unfinished Basement offers two large windows, perfect for a future recreation area or additional Bedrooms. A Double Attached Garage completes this impressive home.

Located within minutes of the Livingston Hub™s extensive recreation facilities, parks, and future schools – and with easy access to major routes, shopping, and dining – this home delivers modern comfort and community living in one exceptional package.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262508    |
| Price          | \$859,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,386       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 227 Lucas Gardens Nw |
| Subdivision | Livingston           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 2S3              |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Electric, Living Room                                                                                                   |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 12                |
| Zoning         | R-G               |
| HOA Fees       | 467               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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