

# \$845,000 - 107 Lucas Terrace Nw, Calgary

MLS® #A2217628

**\$845,000**

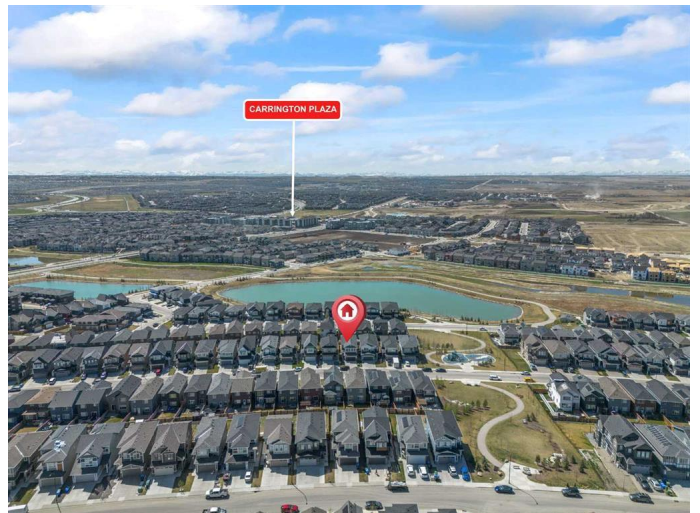
4 Bedroom, 3.00 Bathroom, 2,261 sqft

Residential on 0.11 Acres

Livingston, Calgary, Alberta

This stunning modern home, nestled in the highly desirable community of Livingston located close to Carrington Plaza, effortlessly blends contemporary sophistication with versatile living spaces. The exterior captivates with a harmonious mix of gray and red siding, a sleek black garage door, and upgraded, oversized windows that flood the interior with natural light. A meticulously maintained front yard and smooth concrete driveway boost curb appeal, while the community offers scenic views of lush parks, a tranquil pond, and breathtaking mountain vistas visible from the main floor and master bedroom. Just steps away, beautifully landscaped parks and a serene pond provide an ideal setting for outdoor recreation.

Inside, an inviting open-concept layout shines with luxurious upgrades. The main floor features elegant luxury vinyl planks in a warm, inviting hue, complementing light gray walls. The kitchen is a culinary gem, showcasing crisp white cabinetry with bold blue lower cabinets, a generous island with upgraded quartz countertops, and premium stainless steel appliances, including a gas range and stylish range hood. Sophisticated pendant lighting enhances the space, while sliding glass doors open to a spacious deck, perfect for entertaining with views of the expansive backyard and distant mountains. A dedicated office room on the main floor offers a serene retreat for remote work, bathed in natural light.



Upstairs, a bonus room with a dramatic vaulted ceiling creates a grand space ideal for a family room, home theater, or extra living area. The primary bedroom is a tranquil haven with oversized windows framing stunning mountain views, offering ample room for customization. Three additional well-proportioned bedrooms feature plush carpeted flooring and large windows, suitable as guest rooms, nurseries, or offices.

The bathroom is a luxurious escape, featuring a double vanity with white cabinetry, a deep soaking tub, and a sleek glass-enclosed shower with modern tile work, complemented by high-quality hardwood flooring. The walkout basement, though unfinished, offers a blank canvas for creativity, with two large windows flooding the space with light, perfect for a custom recreation room, guest suite, or home gym.

The backyard stands out with a large, fenced grassy area for children or pets, and a deck that seamlessly links indoor and outdoor living. Centrally located in Carrington Plaza, the home provides easy access to beautifully landscaped parks, a modern playground, and a tranquil pond just steps away, all visible in aerial views. With upgrades like larger windows, luxurious finishes, breathtaking mountain views, and proximity to nature, this home is an exceptional opportunity for buyers seeking style, comfort, and personalization. The property is close to Schools, Fire stations, Gas stations, bus terminal, grocery stores (super store, Walmart, No frills, FreshCo, Costco & others), Medical clinics, strip malls, YMCA, theaters, Banks, other amenities.

Built in 2021

## **Essential Information**

MLS® #	A2217628
Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,261
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Lucas Terrace Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P9

### **Amenities**

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

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Interior Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	DreamHouse Realty Ltd.
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