

# \$1,179,000 - 534 Lucas Way Nw, Calgary

MLS® #A2196495

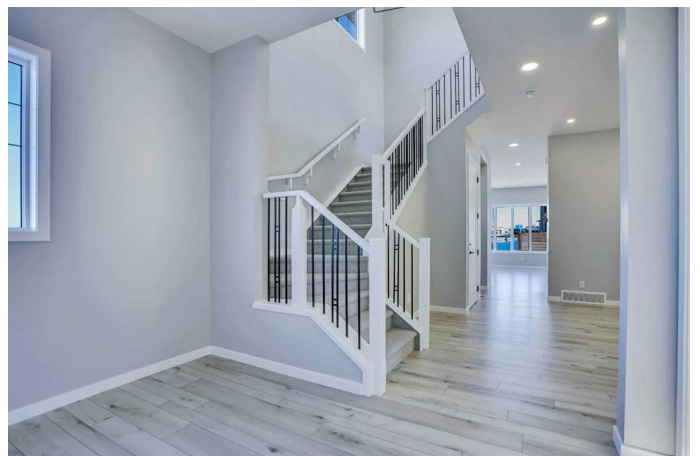
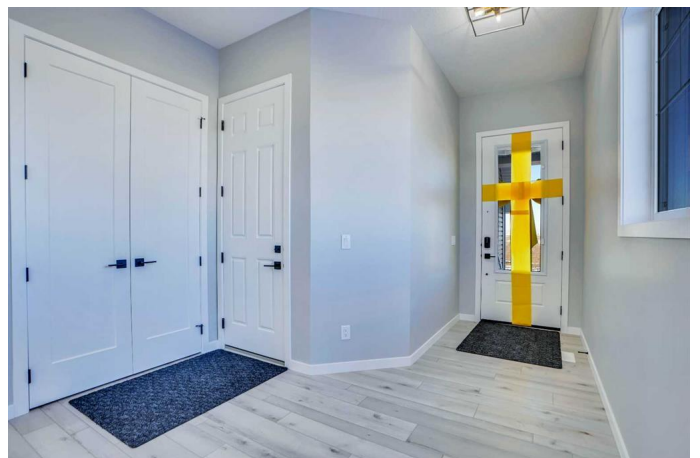
**\$1,179,000**

7 Bedroom, 7.00 Bathroom, 2,813 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

The HAWTHORNE model Excel home boasts a LEGAL BASEMENT SUITE and a distinctive exterior that commands attention. Its modern, functional design is enhanced by contemporary finishes that epitomize luxury living. Bathed in natural light, the home features exquisite finishes throughout. Discover your dream home! Situated in the highly desirable Livingston area, this stunning Excel-built home offers generous square footage and private vistas. The interior reveals a luminous, expansive living room/dining room ideal for hosting, paired with a Chef's DREAM Kitchen equipped with upgraded stainless steel appliances, quartz counters, soft-close full-height cabinetry, a chimney-style hood fan, and a built-in microwave. Additionally, you'll adore the new SPICE KITCHEN and the spacious living room. The floor plan is exceptionally functional, featuring a secluded flex room, ample space, and seamless flow. Upstairs, four bedrooms plus a bonus room cater to family living, offering abundant space for all. The large primary bedroom includes a 5-piece ensuite and spacious walk-in closets. The other three bedrooms are sizable, with TWO ENSUITES, and share a 4-piece bath. A well-proportioned laundry room is conveniently located off the bonus room. This remarkable home is custom-built with a LEGALLY SUITED BASEMENT, comprising a two-bedroom open-concept legal suite with stainless steel appliances, quartz counters, tile, carpeted flooring, and its own laundry. This LEGAL suite



is city-registered and includes all necessary amenities like a separate furnace and water tank. Additional highlights of this incredible home include the ALBERTA NEW HOME WARRANTY, a gas line for the BBQ on the newly constructed deck, and upgraded pot lights throughout. It's an absolute must-see property! Explore the virtual tour or book your private showing today.

Built in 2024

**Essential Information**

MLS® #	A2196495
Price	\$1,179,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	2,813
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	534 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M3

**Amenities**

Amenities	Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Walk-In Closet(s), Double Vanity, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Built-In Oven, Dryer, Gas Stove, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	70
Zoning	RG
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.