$979,900 - 207 Lucas Common Nw, Calgary

MLS® #A2254552

$979,900
5 Bedroom, 4.00 Bathroom, 2,425 sqft
Residential on 0.11 Acres

Livingston, Calgary, Alberta

SHOW HOME FOR SALE! The stunning Purcell 26 show home is now for sale and this home offers it all! Situated on a large 4,700 ft2 conventional lot, this move-in ready home has been professionally designed to offer a timeless and luxurious space that is perfect for a growing family, investors or multi-generational living. At over 3,200 square feet of developed living space, the home features a home office, 2 living areas, 3 bedrooms, 2.5 bathroomsÂ + a full legal and separate 2 bedroom basement suite! Oak hardwoodÂ flooring flows throughout the main level of the home - offering an elevated design with timeless natural wood floors. The central kitchen features white shaker cabinets, built-in range hood, built-in wall oven & microwave, gas cooktop and a large island quartz island with end-cap detailing. Custom lighting throughout elevates the space with those special design touches not typically found in a new home. An expansive walk-through pantry off of the kitchen leads to the oversized mud room for everyday convenience. The dining and living areas span across the back of the property, with walls of windows that allow natural light to pour through the space all day long. A central gas fireplace complete with floor-to-ceiling tile surround is anchored by two large windows, creating the perfect symmetry while offering a natural fireplace for cozy winter nights. Chevron flooring detail in the main level off space, custom window treatments and built-in features are just some

of the upgrades specific only to a show home. A grand foyer, two closets, including a walk-in closet and a 2pc powder room complete the main level. Natural wood and iron railings lead to the upper level, where the central bonus room separates the primary bedroom from secondary rooms. Custom wallpaper fills the primary suite with vaulted ceilings and added windows providing more natural light. The primary suite features a tiled walk-in shower with 10mm glass, soaker tub, dual vanity with 3" quartz countertop edge and a private water closet. Two more bedrooms, each complete with custom window coverings and wallpaper features, a 5pc main bathroom and laundry room with countertop and built-in storage complete the upper level. A separate side entrance provides access to the self-contained legal 2 bedroom basement suite. A large kitchen with dining area and full living room provide a comfortable living space for two. Completing the suite are two bedrooms, a full bathroom, laundry closet and large windows that provide more natural light than you'd normally find.Â Custom window treatments & lighting, wallpaper features, central A/C, landscaping and more are just some of the benefits of buying a new show home. This brand new home is move-in ready and includes Alberta New Home Warranty - allowing you to purchase with peace of mind. This is your opportunity to purchase a one-of-a-kind home that has been beautifully designed throughout!

Built in 2023

Essential Information

MLS® #	A2254552
Price	$979,900
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,425
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Lucas Common Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B3

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, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
Zoning	RG
HOA Fees	464
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles

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