

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

MLS® #A2262508

**\$859,900**

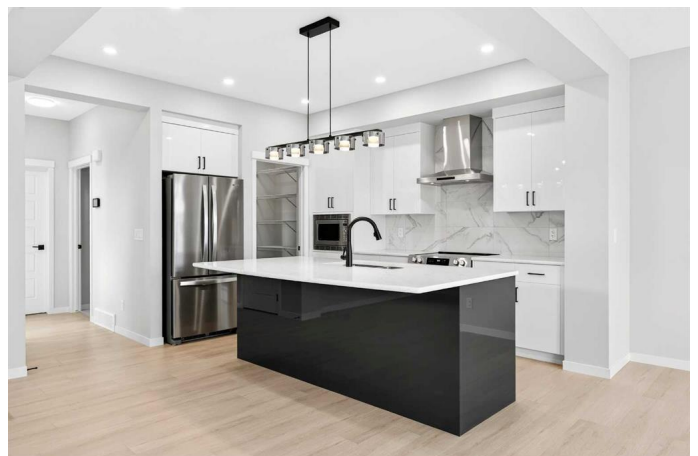
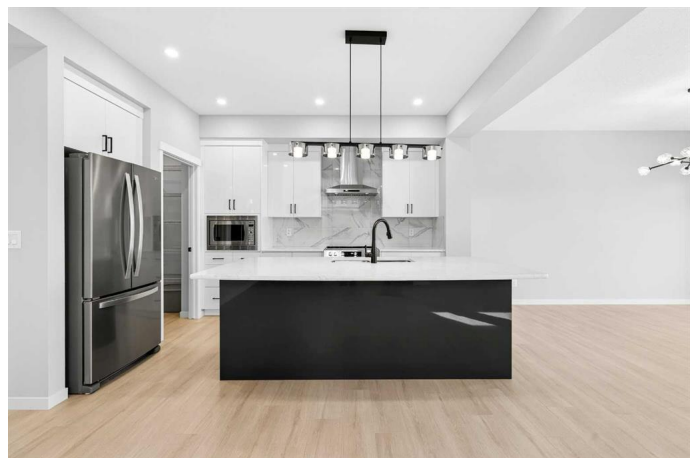
3 Bedroom, 3.00 Bathroom, 2,386 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

**\*\*OPEN HOUSE this SAT, Oct 11th at 2-4PM\*\*** 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	1
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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