

# \$729,900 - 232 Lucas Manor Nw, Calgary

MLS® #A2221865

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

**OPEN HOUSE 1-3 PM, SUNDAY, MAY 25!!!**

Enjoy the 3D tour to appreciate this stunning space fully! Welcome to this elegant 1,900+ sq. ft. corner-lot 4 BEDROOM + OFFICE residence nestled in the lively community of Livingston. Thoughtfully crafted across three levels, this home is bathed in abundant natural light, thanks to its expansive windows that frame breathtaking views throughout the day. Plus, with a fire-fighting sprinkler system and Backyard RV parking, its modern, open layout seamlessly blends style and practicality, making it an exceptional choice for families seeking comfort and functionality. Offering four bedrooms and an office, this home provides ample space for work, relaxation, and entertainment. The vinyl plank floor covers the main floor, and the airy living area invites you to unwind. The sleek kitchen—complete with a breakfast island, glass tile backsplash, fashion cabinets, all stainless steel appliances and a pantry—enhances storage and convenience. A dedicated dining space flows effortlessly onto a scenic terrace deck, ideal for enjoying peaceful mornings or hosting gatherings. The versatile den is perfect for a home office, playroom, or guest suite, complemented by a well-placed 2-piece bathroom. The ground floor features a generously sized bedroom with its own private 2-piece bathroom, offering an excellent retreat for guests or young adults. Moving to the upper floor, you™ll find three stylish bedrooms, including a primary suite with its



own private ensuite. An additional full bathroom serves the secondary bedrooms, while the walk-in laundry room provides additional storage space for convenience. The front-attached double garage is fully insulated, making it perfect for a workshop or additional indoor space, while the rare backyard RV parking provides extra flexibility for storage. Positioned in a prime location, this home is just a 10-minute drive to major shopping destinations, including Walmart, Costco, Superstore, and CrossIron Mills Mall. Also, it is close to the future LRT station. The nearby Livingston Hub Community Center offers an array of recreational amenities, including basketball, badminton, tennis, hockey, and table tennis, alongside a fantastic playground for kids—quick access to Stoney Trail and other major routes. Bright, spacious, and ideally situated, this incredible home presents a rare opportunity to enjoy modern living in one of Calgary’s most desirable neighbourhoods. Don’t let this gem slip away!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221865    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,988       |
| Acres          | 0.09        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 232 Lucas Manor Nw |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1H9            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | RV/Boat Storage        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Granite Counters, Pantry                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 129            |
| Zoning         | R-G            |
| HOA Fees       | 445            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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