

\$845,000 - 42 Lucas Place Nw, Calgary

MLS® #A2269520

\$845,000

4 Bedroom, 4.00 Bathroom, 2,229 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Discover The Purcell 24 by Brookfield Residential - a stunning, brand-new home offering over 2,900 sq. ft. of exceptionally designed living space across three levels, complete with a fully legal basement suite and private entrance! This rare and versatile property is perfect for large or multi-generational families, investors, or anyone looking to enjoy the benefits of additional space while offsetting monthly costs with rental income. The main level showcases a bright and open-concept design anchored by a timeless gourmet kitchen featuring elegant two-tone cabinetry, quartz countertops, a large central island, and a convenient walk-through pantry that connects seamlessly to the mudroom and double closets - ideal for keeping everyday life organized. Rich, mid-tone luxury vinyl plank flooring flows throughout, creating a warm and cohesive aesthetic that complements any style. At the heart of the home, the spacious living and dining areas are perfect for hosting family and friends, while the private den offers an ideal home office or flex space, complete with a barn door for added privacy. On the upper level, natural wood and iron spindle railings lead to a grand central bonus room, providing the perfect retreat for movie nights or a secondary lounge space. The primary suite features a large walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Two additional bedrooms, a full bathroom, and



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|--|---|-----------------------------|
| 1 CABINETS - Kitchen uppers + full height Bathroom + Laundry | 6 Bathroom Floor Tile | 11 Primary Shower Wall Tile |
| 2 CABINETS - Lowers + Island | 7 Kitchen Countertop | 12 Paint |
| 3 LVP | 8 Basement Suite Countertop Bathroom Countertop | 13 Kitchen Backsplash |
| 4 Carpet | 9 Laundry Countertop | 14 |
| 5 Laundry Floor Tile | 10 All Bathroom + Basement Kitchen Backsplash Main Bath + Basement Tub/Shower Wall Tile Primary Tub Wall Tile | 15 |

a spacious laundry room complete this thoughtfully designed upper level. The professionally developed lower level is a standout feature - a fully self-contained legal suite with its own kitchen, living and dining area, bedroom, bathroom, laundry, and mechanical system. Accessible through a private side entrance, itâ€™s the perfect setup for long-term guests, extended family, or steady rental income. Every detail of this home has been carefully considered, from the high-end finishes to the functional floor plan designed for modern living. Backed by Brookfieldâ€™s comprehensive builder warranty and the Alberta New Home Warranty Program, this move-in ready home offers complete peace of mind. Located in the vibrant community of Livingston, surrounded by parks, pathways, and future commercial amenities, The Purcell 24 combines luxury, flexibility, and lasting value - a home that truly adapts to your lifestyle. *Please note: Photos are of a show home model and not an exact representation of the property for sale. Interior finishes shown on photo 2.

Built in 2025

Essential Information

MLS® #	A2269520
Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,229
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 42 Lucas Place Nw
Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2E2

Amenities

Amenities Clubhouse, Park, Playground
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, Kitchen Islar
Open Floorplan, Pantry, Qua
Appliances Dishwasher, Dryer, Gas Rar
Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony
Lot Description Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2025
Days on Market 1



Zoning	RG
HOA Fees	464
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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