

\$809,900 - 136 Lucas Gardens Nw, Calgary

MLS® #A2246646

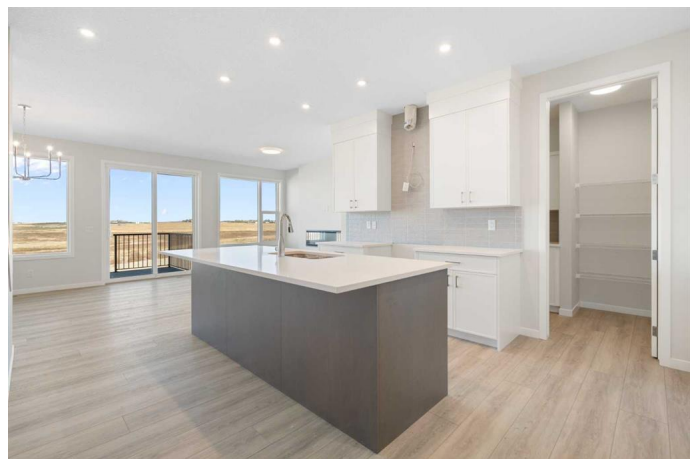
\$809,900

4 Bedroom, 3.00 Bathroom, 2,343 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to your future home in the incredible community of Livingston! This brand new home is the Longview 24 model by award winning builder, Cedarglen Homes. It offers loads of upgrades including a SEPARATE ENTRANCE, main floor flex room, working kitchen & more! As you step inside, you'll be greeted by sleek interior finishings including luxury vinyl plank flooring, 8" doors, 9" knockdown ceilings, & tons of natural light. The heart of this home is undoubtedly the stunning kitchen boasting quartz countertops, loads of cabinetry space, large island, a working kitchen for extra prep space, gas line for the ranges & water line to the fridge. An appliance allowance of \$7954 will be provided so you can choose your dream appliances at the builder's supplier! The large dining and great room areas adjacent to the kitchen will be perfect for entertaining and offer incredible lighting w/ the large sliding patio door & windows along the back of the house. The great room also features a stunning fireplace that will keep you warm all winter long. The main floor has a flex room, a 2 pc bath, & mudroom area. Upstairs, the central bonus room becomes the focal point for entertainment & relaxation. The primary suite, located at the back of the house, features a 5-piece ensuite with quartz counters, a soaker tub, a walk-in shower, & a massive walk-in closet. There are three additional bedrooms upstairs - two of them are equipped with w/i closets and you'll notice there's a



desirable 5pc compartment bathroom w/ double sinks. The laundry room is on this level for extra convenience and offers linen storage as well. The basement is undeveloped but offers a separate entrance, future rough ins for a suite (subject to city permit and approval) and large windows! Other important features include the oversized double attached garage, fully finished deck & youâ€™ll receive a landscaping credit of \$2000 to ensure your outdoor space is as beautiful as the interior. You will fall in love with the community of Livingston and everything it has to offer - the HOA facility has tennis courts, skating rinks, playgrounds, basketball court, water spray park, ping pong tables & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Some photos are virtually staged.*

Built in 2024

Essential Information

MLS® #	A2246646
Price	\$809,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Lucas Gardens Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2R9

Amenities

Amenities	Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	See Remarks
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	72
Zoning	R-G
HOA Fees	467

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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.