

# \$668,265 - 599 Lucas Boulevard Nw, Calgary

MLS® #A2201932

**\$668,265**

3 Bedroom, 3.00 Bathroom, 1,826 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

The thoughtfully designed Carlisle 2 offers 3 bedrooms, 2.5-bathrooms and over 1,800 sqft of developed space with a main floor office / flex space + upper level bonus room and a WALKOUT basement! The open-concept main level features 9 ft ceilings, luxury vinyl plank flooring, and large windows at the front and rear of the home, allowing natural light to flood the space all day long. The den/flex room with sliding pocket doors is perfect for a home office or children's play area. The kitchen is centrally located, overlooking both the dining and living rooms. This gourmet kitchen is equipped with full-height cabinetry, a suite of stainless-steel appliances, including a chimney hood fan and built-in oven & microwave as well as a built-in cooktop. The kitchen also features an island with a flush eating bar, quartz countertops, and a spacious corner pantry. The expansive living room (18' x 12') seamlessly connects to the dining area and kitchen, creating the ideal space for entertaining or for families with young children. The living room also includes dual sliding doors that open to the west-facing backyard and the expansive 20'x10' deck - creating an incredible outdoor entertainment space that seamlessly flows from the main living area. A 2-piece powder room completes the main level. The upper level offers three bedrooms, with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite is flooded with natural light and features a large walk-in closet



and a 4-piece ensuite with dual sinks and a walk-in tiled shower. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home offers endless possibilities for development, with rough-ins for a 4-piece bathroom, 9' foundation walls and extra large windows + private access via the full walkout! Located in the heart of Livingston, this brand-new home will be move-in ready this summer and offers numerous possibilities for homeowners or investors. \*\*Please note: Property is under construction and photos are from a show home model and not an exact representation of the property for sale.

Built in 2025

### **Essential Information**

MLS® #	A2201932
Price	\$668,265
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	599 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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