



## 23 Lucas Boulevard Calgary Alberta

\$794,900

Stunning 5-Bedroom Home in Vibrant Livingston! Welcome to your dream home in the sought-after Livingston community! Offering over 2,600 sq. ft. of total living space, this beautifully upgraded 5-bedroom, 4-bathroom home is designed for both comfort and functionality. Stay cool and comfortable all summer with central air conditioning, a must-have feature as the warmer months approach! Step outside and enjoy the custom-installed Gemstone lighting—a premium, smart LED system that offers year-round customizable lighting for every occasion, from festive holiday displays to elegant everyday ambiance. Inside, the modern kitchen features a gas range stove, built-in microwave, sleek countertops, and ample cabinetry, leading to a walkout deck—perfect for morning coffee or entertaining guests. The open-concept layout is both stylish and practical, with luxury vinyl plank flooring and large windows that flood the space with natural light. Upstairs, the primary suite boasts a 4-piece ensuite, accompanied by two additional bedrooms, a spacious bonus room, a shared 4-piece bathroom, and a convenient laundry area. The separate side entrance provides excellent flexibility, leading to a fully finished basement complete with two bedrooms, a large recreation room, and a 4-piece bathroom—ideal for rental income or extended family. Enjoy pure, soft water throughout the home with the installed water softener, ensuring better-tasting water, spot-free dishes, longer-lasting appliances, and healthier skin and hair when bathing or showering. The home is also roughed in for a central vacuum system for added convenience. Livingston is a master-planned community offering 35,000 sq. ft. of amenities, including tennis courts, a skating rink, basketball courts, a kids' splash park, an indoor gymnasium, and a community hall with a commercial kitchen. Plus, enjoy quick access to Stoney Trail and Deerfoot...

4pc Bathroom 4.92 Ft x 11.25 Ft  
 Bedroom 10.25 Ft x 14.67 Ft  
 Bedroom 9.92 Ft x 11.00 Ft  
 Great room 19.25 Ft x 21.08 Ft  
 2pc Bathroom 5.75 Ft x 4.92 Ft  
 Dining room 14.92 Ft x 8.75 Ft  
 Kitchen 16.58 Ft x 11.25 Ft  
 Living room 14.92 Ft x 13.92 Ft

Den 11.50 Ft x 9.92 Ft  
 4pc Bathroom 11.92 Ft x 5.17 Ft  
 4pc Bathroom 10.25 Ft x 7.58 Ft  
 Bedroom 10.75 Ft x 10.00 Ft  
 Bedroom 11.92 Ft x 9.92 Ft  
 Family room 14.67 Ft x 19.08 Ft  
 Primary Bedroom 11.92 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

<http://www.completeterealestategroup.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca