



## 356 Lucas Boulevard Calgary Alberta

\$637,900

Welcome to 356 Lucas Blvd NW - Your Next Home in Established Livingston! Discover the perfect combination of modern design, functionality, and unbeatable location in this beautifully maintained home—ideal for families and savvy investors alike. Step inside to find a stylish main floor featuring a designer kitchen with stone countertops, stainless steel appliances, a gas range, a chimney-style hood fan, and a spacious corner pantry. The open-concept layout flows effortlessly into the dining area and cozy living room—perfect for both entertaining and everyday life. This thoughtfully designed level is complete with a dedicated office, large front and rear entry, and a convenient half bath. Upstairs, you'll be welcomed by a bright bonus room with soaring vaulted ceilings, upper-level laundry, and a spacious primary suite with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a second full bath provide ample space for the entire family. The basement offers incredible future potential with 9 ceilings, a separate side entrance, two egress windows, and rough-ins for a 2-bedroom legal suite, making it a brilliant investment opportunity. Additional highlights include central air conditioning and a prime location just minutes from Stoney Trail, with quick connections to Deerfoot Trail and the newly completed 144 Avenue NW extension. Livingston is one of Calgary's most established and amenity-rich communities. It offers access to public transit, shopping, parks, and the impressive Livingston Hub, a central community space with recreational and social facilities. (id:6769)

Foyer 8.92 Ft x 8.08 Ft  
Living room 21.50 Ft x 13.00 Ft  
Kitchen 14.17 Ft x 14.92 Ft  
Office 7.75 Ft x 10.50 Ft  
Other 11.83 Ft x 5.75 Ft  
2pc Bathroom 4.92 Ft x 5.50 Ft  
Primary Bedroom 13.67 Ft x 12.17 Ft

Bedroom 13.08 Ft x 9.33 Ft  
Bedroom 9.50 Ft x 10.08 Ft  
Family room 11.92 Ft x 12.67 Ft  
Laundry room 7.42 Ft x 6.17 Ft  
4pc Bathroom 4.92 Ft x 8.42 Ft  
3pc Bathroom 10.08 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
Manor Real Estate Ltd.



**Real Estate Professionals Inc.**

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