



## 23 Lucas Way Calgary Alberta

\$509,900

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence (builder size) features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality. Livingston Views is a short walk from "The Hub", Livingston's 35,000 square-foot Homeowners Association facility, and surrounded by 250 acres of open space, parks, and prairies. All set along the picturesque Livingston West Ponds. (id:6769)

Living room 10.50 Ft x 15.00 Ft

Other 8.67 Ft x 13.00 Ft

Dining room 8.67 Ft x 11.83 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.50 Ft x 10.83 Ft

Bedroom 8.67 Ft x 9.58 Ft

Bedroom 8.67 Ft x 9.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room Measurements not available

Den 10.17 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca