

# \$759,900 - 611 Lucas Boulevard Nw, Calgary

MLS® #A2235161

**\$759,900**

6 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.06 Acres

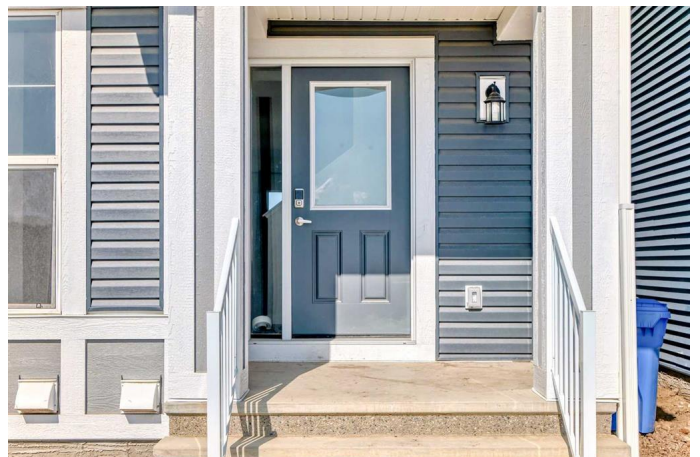
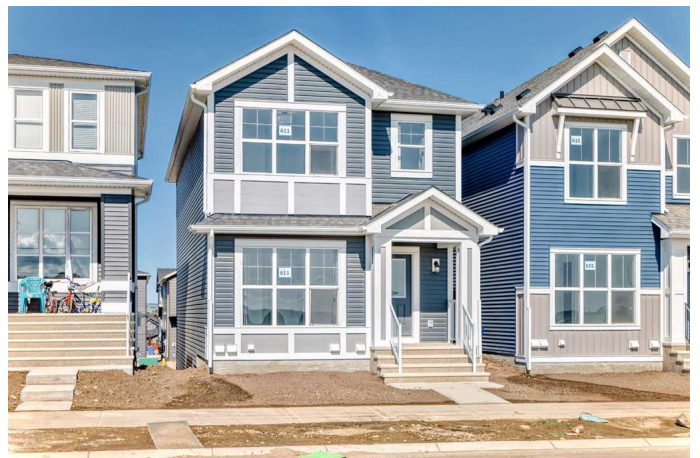
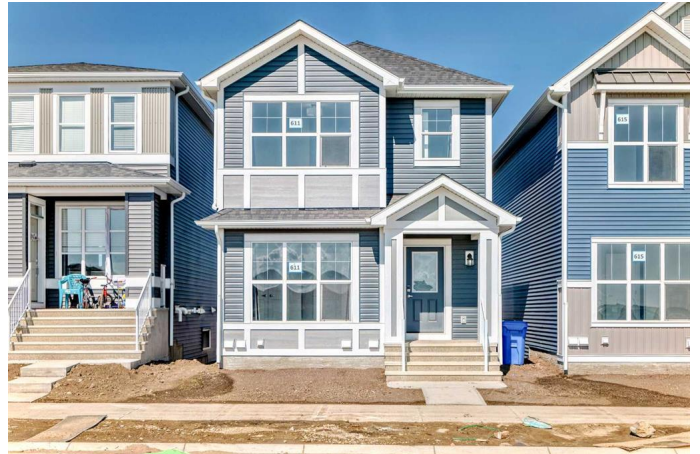
Livingston, Calgary, Alberta

Lacated in the new north community Livingston, facing future school and green space, this stunning 2-storey home on a daylight lot features a builder finished 2 bedrooms legal suite basement with a separate side entrance. 2593 total living space. main floor with open concept, feature main floor bedroom and 4pc bath, huge kitchen island with quartz countertop, buiuld-in microwave. west facing backyard with big window filled with natural light. heading to upstairs, a good size master bedroom with 4 pc ensuite, second floor laundry, 4 pc bath, 2 additional bedrooms with mountain view. fully finished legal suite basement with 2 bedroom and full bath with separate entance. this home will not last, book your showing today

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235161    |
| Price          | \$759,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,791       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 611 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2E1                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Off Street |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Suite                                                                                       |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Lane              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |
| HOA Fees       | 473             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office                      Homecare Realty Ltd.

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