

# \$729,900 - 232 Lucas Manor Nw, Calgary

MLS® #A2221865

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

**OPEN HOUSE 1-3 PM, SUNDAY, MAY 25!!!**

Enjoy the 3D tour to appreciate this stunning space fully! Welcome to this elegant 1,900+ sq. ft. corner-lot 4 BEDROOM + OFFICE residence nestled in the lively community of Livingston. Thoughtfully crafted across three levels, this home is bathed in abundant natural light, thanks to its expansive windows that frame breathtaking views throughout the day. Plus, with a fire-fighting sprinkler system and Backyard RV parking, its modern, open layout seamlessly blends style and practicality, making it an exceptional choice for families seeking comfort and functionality. Offering four bedrooms and an office, this home provides ample space for work, relaxation, and entertainment. The vinyl plank floor covers the main floor, and the airy living area invites you to unwind. The sleek kitchen—complete with a breakfast island, glass tile backsplash, fashion cabinets, all stainless steel appliances and a pantry—enhances storage and convenience. A dedicated dining space flows effortlessly onto a scenic terrace deck, ideal for enjoying peaceful mornings or hosting gatherings. The versatile den is perfect for a home office, playroom, or guest suite, complemented by a well-placed 2-piece bathroom. The ground floor features a generously sized bedroom with its own private 2-piece bathroom, offering an excellent retreat for guests or young adults. Moving to the upper floor, you—™ll find three stylish bedrooms, including a primary suite with its



own private ensuite. An additional full bathroom serves the secondary bedrooms, while the walk-in laundry room provides additional storage space for convenience. The front-attached double garage is fully insulated, making it perfect for a workshop or additional indoor space, while the rare backyard RV parking provides extra flexibility for storage. Positioned in a prime location, this home is just a 10-minute drive to major shopping destinations, including Walmart, Costco, Superstore, and CrossIron Mills Mall. Also, it is close to the future LRT station. The nearby Livingston Hub Community Center offers an array of recreational amenities, including basketball, badminton, tennis, hockey, and table tennis, alongside a fantastic playground for kids—quick access to Stoney Trail and other major routes. Bright, spacious, and ideally situated, this incredible home presents a rare opportunity to enjoy modern living in one of Calgary’s most desirable neighbourhoods. Don’t let this gem slip away!

Built in 2018

**Essential Information**

MLS® #	A2221865
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,988
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	232 Lucas Manor Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

## Amenities

Amenities	RV/Boat Storage
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	94
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.