

\$875,000 - 308 Lucas Way Nw, Calgary

MLS® #A2247770

\$875,000

3 Bedroom, 3.00 Bathroom, 2,625 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

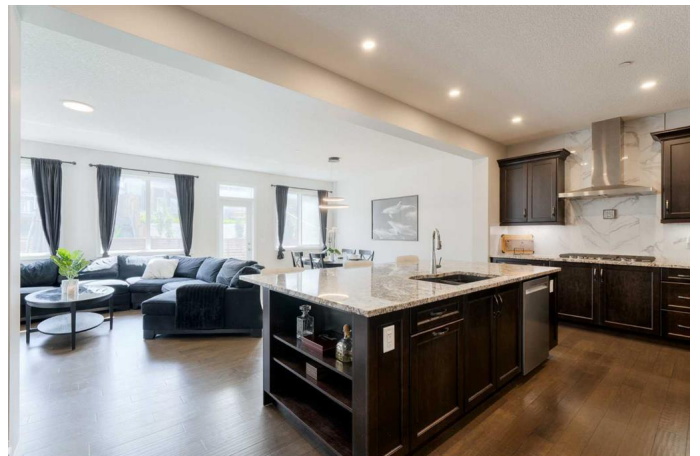
Stylish and Spacious Living in One of Calgary's Most Connected Communities

Welcome to 308 Lucas Way NW, a beautifully upgraded detached home offering over 2,600 square feet of living space. With a smart layout, quality finishes, and thoughtful updates throughout, this home blends modern style with everyday functionality—all in the heart of vibrant Livingston.

Step inside and you'll notice the rich hardwood floors that anchor the open-concept main level, creating a warm and elegant backdrop throughout. The chef-inspired kitchen is equipped with granite countertops, a gas stove, stainless steel appliances, and a spacious island that's perfect for cooking, hosting, and gathering. The adjacent dining area keeps the space social and connected, making it easy to transition from dinner to conversation.

A dedicated main floor office offers a quiet spot to work from home or manage daily tasks without disruption. Upstairs, the thoughtful layout continues with a central bonus room, ideal as a media space, playroom, or relaxing retreat.

The primary suite is your own private getaway with a spa-inspired ensuite featuring separated back-to-back vanities, a dedicated getting-ready space, and a walk-in closet that



offers both space and style. Two additional bedrooms and a full bathroom round out the upper level, along with the added convenience of an upstairs laundry room that helps make daily routines a little easier.

Additional highlights include central air conditioning for summer comfort and an attached double garage that offers convenience year-round. Located just steps from scenic walking paths and parks, the home is ideally situated for both relaxation and recreation.

Living in Livingston means more than just a great home—it means joining one of Calgary’s most vibrant new communities. Residents enjoy access to incredible amenities, including a hockey and skating rink, indoor gym, splash park, playgrounds, outdoor tennis courts, and even a seasonal skatepark. Whether you’re staying active, spending time with family, or connecting with neighbours, Livingston is designed for real life, learn more at Livingston Connect.

Come experience a home that’s full of warmth, style, and potential and Let’s make YOUR dreams! Realty!

Built in 2022

Essential Information

MLS® #	A2247770
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,625
Acres	0.09
Year Built	2022

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	308 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R5

Amenities

Amenities	Clubhouse, Park, Playground, Fitness Center, Game Court Interior, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Pantry, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Central Air Conditioner, Built-In Gas Range, Oven-Built-In, Dryer, Garage Control(s), Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Level, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	64
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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