

336 Lucas Way NW
Calgary, Alberta

MLS # A2237148

\$818,900

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|-----------|---|--------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,317 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, In Gar | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

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|-------------|--|------------|-----|
| Heating: | High Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) | | |

Inclusions: Bonus room sectional, stationary bike, hydraulic weight machine, TV and wall mounts

Welcome to 336 Lucas Way NW – a beautifully upgraded, solar-equipped, and energy-efficient home in the growing community of Livingston! The main floor offers a bright open-concept design with a versatile office/den and half bath. The gourmet kitchen features a quartz waterfall island, stainless steel appliances, and a walk-through pantry that connects to the mudroom. The great room is highlighted by a modern electric fireplace, and a side entry. Upstairs, the primary suite includes a 5-piece ensuite with dual vanities, soaker tub, glass shower, and make-up desk, plus a spacious walk-in closet. Two oversized bedrooms, a central bonus room, and a laundry room with linen storage complete the upper level. Outside, enjoy a 10' x 10' deck, while the double garage is EV-ready. Additional features include central A/C, triple-pane windows, tankless water heater, high-efficiency furnace, and a 9' basement ceiling for future development. This home combines style, comfort, and sustainability in one of Calgary's most family-friendly communities—just minutes from parks, schools, and amenities.