

# \$665,900 - 643 Lucas Boulevard Nw, Calgary

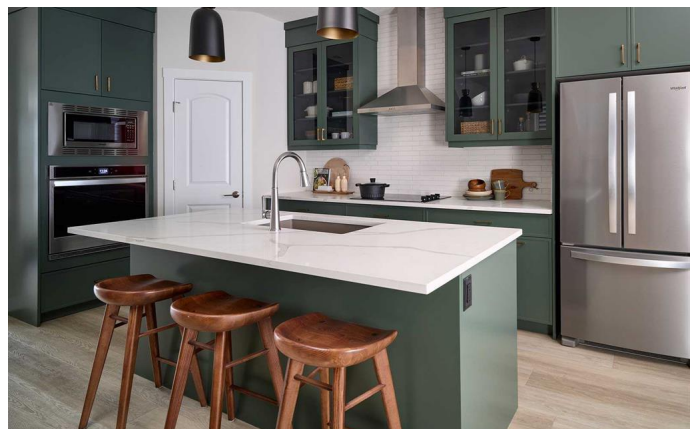
MLS® #A2201928

**\$665,900**

3 Bedroom, 3.00 Bathroom, 1,820 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

The incredibly popular Carlisle 2 is a stunning 3-bedroom, 2.5-bathroom home offering over 1,800 sqft of developed space with a main floor office / flex space + upper level bonus room. The open-concept main floor features 9 ft ceilings, luxury vinyl plank flooring, and large windows at the front and rear of the home, allowing natural light to flood the space all day long. At the front of the home, you'll find a conveniently located den/flex room with a sliding pocket door, perfect for a home office or kids' playroom. The kitchen is centrally located, overlooking both the dining and living rooms. This gourmet kitchen is equipped with full-height cabinetry, a suite of stainless-steel appliances, including a chimney hood fan and built-in microwave. The kitchen also features an island with a flush eating bar, quartz countertops, and a spacious corner pantry. The expansive living room (18' x 12') seamlessly connects to the dining area and kitchen, creating the ideal space for entertaining or for families with young children. The living room also includes dual sliding doors that open to the west-facing backyard, enhancing the home's indoor-outdoor living experience with optimal sunshine in the evening. A 2-piece powder room completes the main level. The upper level offers three bedrooms, with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite is flooded with natural light and features a large walk-in closet and a 4-piece ensuite with dual



sinks and a walk-in tiled shower. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home offers endless possibilities for development, with rough-ins for a 4-piece bathroom, washer and dryer, and sink and it includes 9' foundation walls! Located in the heart of Livingston, this brand-new home will be move-in ready this spring and offers numerous possibilities for homeowners or investors.

Built in 2025

### Essential Information

MLS® #	A2201928
Price	\$665,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,820
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	643 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E1

### Amenities

Amenities	None
Parking Spaces	2

Parking Parking Pad

### **Interior**

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning R-G

HOA Fees 450

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Charles

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