

# \$845,000 - 42 Lucas Place Nw, Calgary

MLS® #A2269520

## \$845,000

4 Bedroom, 4.00 Bathroom, 2,229 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Discover The Purcell 24 by Brookfield Residential - a stunning, brand-new home offering over 2,900 sq. ft. of exceptionally designed living space across three levels, complete with a fully legal walk-out basement suite and private entrance! This rare and versatile property is perfect for large or multi-generational families, investors, or anyone looking to enjoy the benefits of additional space while offsetting monthly costs with rental income. The main level showcases a bright and open-concept design anchored by a timeless gourmet kitchen featuring elegant two-tone cabinetry, quartz countertops, a large central island, and a convenient walk-through pantry that connects seamlessly to the mudroom and double closets - ideal for keeping everyday life organized. Rich, mid-tone luxury vinyl plank flooring flows throughout, creating a warm and cohesive aesthetic that complements any style. At the heart of the home, the spacious living and dining areas are perfect for hosting family and friends, while the private den offers an ideal home office or flex space, complete with a barn door for added privacy. Completing the main level is a 2-pc powder room and an expansive rear deck spanning the entire width of the home offering 240 sq. ft. of outdoor living space. On the upper level, natural wood and iron spindle railings lead to a grand central bonus room, providing the perfect retreat for movie nights or a secondary lounge space. The primary suite features a large walk-in



- |                                                              |                                                                                                               |                             |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1 CABINETS - Kitchen uppers + full height Bathroom + Laundry | 6 Bathroom Floor Tile                                                                                         | 11 Primary Shower Wall Tile |
| 2 CABINETS - Lowers + Island                                 | 7 Kitchen Countertop                                                                                          | 12 Paint                    |
| 3 LVP                                                        | 8 Basement Suite Countertop Bathroom Countertop                                                               | 13 Kitchen Backsplash       |
| 4 Carpet                                                     | 9 Laundry Countertop                                                                                          | 14                          |
| 5 Laundry Floor Tile                                         | 10 All Bathroom + Basement Kitchen Backsplash Main Bath + Basement Tub/Shower Wall Tile Primary Tub Wall Tile | 15                          |

closet, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Two additional bedrooms, a full bathroom, and a spacious laundry room complete this thoughtfully designed upper level. The professionally developed lower walk-out level is a standout feature - a fully self-contained legal suite with its own kitchen, living and dining area, bedroom, bathroom, laundry, and mechanical system. Accessible through a private side entrance, itâ€™s the perfect setup for long-term guests, extended family, or steady rental income. Every detail of this home has been carefully considered, from the high-end finishes to the functional floor plan designed for modern living. Backed by Brookfieldâ€™s comprehensive builder warranty and the Alberta New Home Warranty Program, this move-in ready home offers complete peace of mind. Located in the vibrant community of Livingston, surrounded by parks, pathways, and future commercial amenities, The Purcell 24 combines luxury, flexibility, and lasting value - a home that truly adapts to your lifestyle. \*Please note: Photos are of a show home model and not an exact representation of the property for sale. Interior finishes shown on photo 2.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2269520  |
| Price          | \$845,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,229     |
| Acres          | 0.08      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Lucas Place Nw |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 2E2           |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Clubhouse, Park, Playground |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |
| # of Garages   | 2                           |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Islar<br>Open Floorplan, Pantry, Qua |
| Appliances        | Dishwasher, Dryer, Gas Rar<br>Washer                        |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Electric                                                    |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony                                                       |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Interior Lot, Private |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

### Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 7                  |
| Zoning         | RG                 |
| HOA Fees       | 464                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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