

# \$779,900 - 695 Lucas Boulevard Nw, Calgary

MLS® #A2197787

**\$779,900**

6 Bedroom, 4.00 Bathroom, 1,900 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Ready for Immediate Possession! The beautiful, ALL NEW Portland, built by Brookfield Residential, features a functional layout with 4 bedrooms and 3 full bathrooms (including a main-level bedroom and bathroom), plus a 2-bedroom, 1-bathroom legal basement suite. Offering over 2,600 sqft of developed space across three levels, this home is perfect for a growing family seeking multi-generational living or an investor looking for multiple revenue-generating suites. The open-concept main floor boasts 9-ft ceilings, luxury vinyl plank flooring, and expansive windows at the front, rear, and side of the home, filling the space with natural light throughout the day. The kitchen is centrally located, overlooking both the dining and living rooms. It is upgraded with full-height cabinetry, a suite of stainless-steel appliances, including a cooktop, chimney hood fan, built-in wall oven, and microwave. The kitchen also features a large island with a flush eating bar, quartz countertops, and a walk-in pantry. At the front of the home is a spacious living room with an electric fireplace. At the rear, youâ€™™ll find a conveniently located bedroom and full bathroomâ€™™perfect for those with mobility issues, along with a large rear closet for added storage. A spindle railing leads to the upper 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 includes a 5-piece ensuite with dual sinks and a large



walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home features a separate entrance leading to a 2-bedroom legal basement suite. The suite includes a central kitchen that overlooks the living/dining area, and the bedrooms are located on either side of the space for added privacy. Completing the property is a 13' x 8' rear deck, perfect for soaking up the summer sun. Situated in the sought-after area of Livingston, this newly built home is move-in ready and offers a great opportunity for both buyers and investors alike. \*Please note: Photos are from a previous show home and may not be an exact representation of the property for sale.

Built in 2025

### **Essential Information**

MLS® #	A2197787
Price	\$779,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,900
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	695 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 2E1

### **Amenities**

Amenities Other  
Parking Spaces 2  
Parking Parking Pad

### **Interior**

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop, Oven  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features Other  
Lot Description Back Lane, Back Yard, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025  
Days on Market 32  
Zoning R-G  
HOA Fees 470  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Charles

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