

# \$749,900 - 217 Lucas Manor Nw, Calgary

MLS® #A2209776

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY MAY 25TH**

**2PM-4PM \*\* Welcome to 217 Lucas Manor**

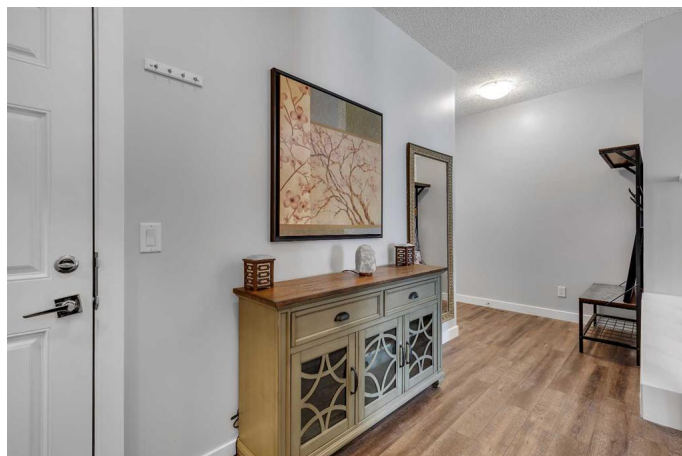
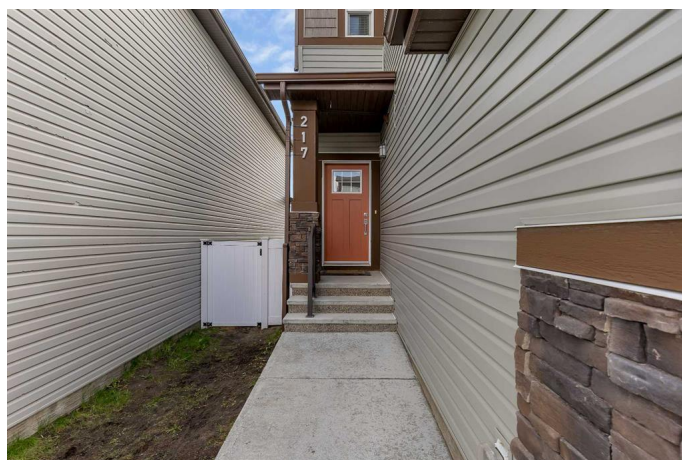
**NW! This beautifully designed 2-storey home with south backyard exposure offers an open-concept layout and tons of upgrades.**

When you enter the home, you will notice the 9ft ceilings throughout the main floor and a bright open floor plan including an impressive kitchen featuring extended-height cabinets, ample counter space, built-in microwave, walk-in pantry, LED pot lights, and pendant lighting. Upstairs features a spacious bonus room, convenient laundry with Quartz countertops and built ins, and 3 bedrooms including a primary suite with dual sinks and a large walk-in closet. Bright modern finishes, open stair railings, and oversized windows provide an abundance of natural light throughout. Other upgrades include air conditioning and new roof and siding. This home is move in ready and ready for immediate possession!

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209776  |
| Price      | \$749,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,900       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 217 Lucas Manor Nw |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1H9            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Party Room, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer                                       |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |
| HOA Fees       | 476            |
| HOA Fees Freq. | ANN            |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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