

**31 Lucas Passage NW**  
**Calgary, Alberta**

**MLS # A2283547**



**\$785,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Price reduction! Priced to sell! Brand new and never occupied, this premium Morrison Homes build offers over 2,700 sq ft of fully finished living space in the sought-after master-planned community of Livingston in Calgary's vibrant New North. Designed with modern living in mind, the home features an open-concept main floor with a spacious living room highlighted by an electric fireplace, a bright dining area, and a chef-inspired gourmet kitchen complete with upgraded appliances, elegant two-tone glossy cabinetry (dark lower and white upper), quartz countertops, a large central island, and a walk-through pantry. A practical mudroom adds everyday convenience. The second floor offers a flexible family room, a generous primary retreat with a luxurious 5-piece ensuite, two additional bedrooms, and upper-level laundry. The fully finished walk-up basement extends the living space with a bedroom, recreation room, and a 4-piece bathroom, ideal for guests or extended family. Located in Livingston, residents enjoy access to the Livingston Hub HOA facility, over 200 acres of parks and green space, scenic wetlands, and pathways. With quick access to Stoney Trail and Deerfoot Trail, this home combines premium craftsmanship, thoughtful design, and an exceptional community lifestyle.