

**3112, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2295041**



**\$575,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

A rare find for townhome living wake up to breathtaking views of the tranquil pond and scenic green space, with a pond view walk-out basement offering seamless access to outdoor living. Welcome to this beautifully maintained, almost new two storey townhouse in the vibrant community of Livingston NW. This newer home offers modern design, quality finishes, and a like new feel throughout. Step inside to a bright and open main floor featuring impressive 9 foot ceilings. The contemporary kitchen is equipped with stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for both daily living and entertaining. The spacious living room provides direct access to a private deck, ideal for enjoying morning coffee or relaxing summer evenings. A convenient 2 piece bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and stylish 4 piece ensuite. and additional full bathroom completes the upper level. The walk-out basement leads to a concrete patio, offering extra outdoor living space. Backing onto a serene pond and picturesque walkway with a charming fountain, this home delivers peaceful views year round. Combining modern comfort, prime location, and exceptional condition, this is an opportunity you won't want to miss