

# \$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**

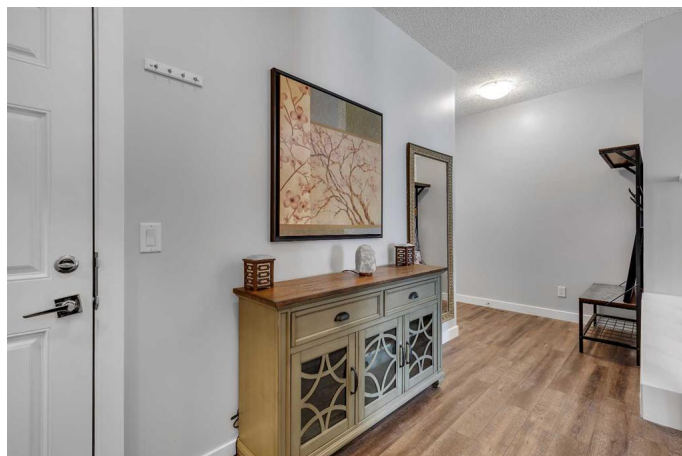
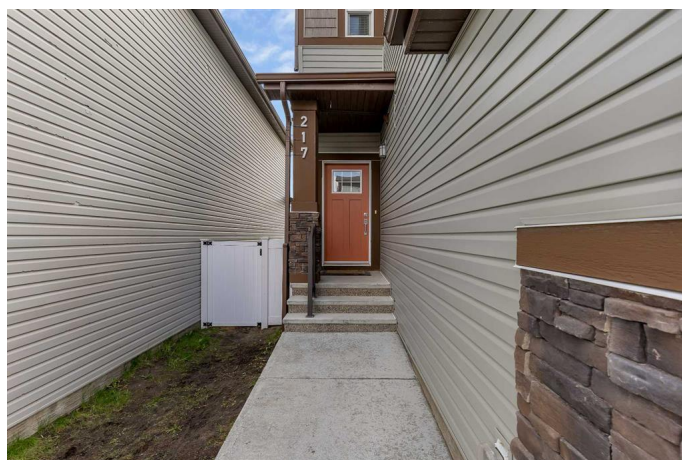
**NW! This beautifully designed 2-storey home with south backyard exposure offers an open-concept layout and tons of upgrades.**

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	2
Zoning	R-G
HOA Fees	476
HOA Fees Freq.	ANN

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.