\$879,900 - 31 Lucas Passage Nw, Calgary

MLS® #A2256280

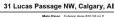
\$879,900

4 Bedroom, 4.00 Bathroom, 2,021 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this high-quality, 4 bedrooms and 3.5 bathrooms brand new built home by Morrison Homes, located in the highly sought-after north community of Livingston in Calgary. The home is close to parks, playgrounds, walking and biking pathways, shopping and easy access to Stoney Trail, Deerfoot Trail, and Cross Iron Mills. Upon entry, you are impressed by the Entrance with a picture window and beautiful tile floor, and wrought iron spindles on the stairs leading to the upper level, an open concept design with 9' ceilings, LVP flooring throughout, and enhanced by large west facing windows allowing for tons of natural light in. The main floor also provides a gourmet kitchen complete with a large island, upgraded stainless steel appliances, built in microwave, chimney hood fan, upgraded quartz countertop, a walk-through pantry and a big dining area with two large sliding doors leading out onto a large deck with vinyl surface. The spacious living room boasts an electric fireplace. Additionally, there is a mudroom and powder room on this level. Upstairs features a bonus room with vaulted ceiling, a large primary bedroom with a large window, a walk-in closet, and a 5-pc ensuite with double vanities, a shower, and a tub. Two additional generously sized bedrooms with big windows and great mountain views, a 4-pc family bathroom, and a laundry closet complete the second floor. The walkup fully finished basement provides a bright spacious recreation room with Kitchen









rough-in, a fourth room with large window and a third 4-pc bathroom. This home also comes with the New Home Warranty, offering peace of mind. Livingston is one of Calgary's most desirable neighborhoods, offering incredible amenities, including the 35,000 sq. ft. Livingston Hub, which features an ice rink, water spray park, gymnasium, playground, tennis court, banquet facility, community kitchen, daycare space, and more. Call to view!

Built in 2025

Essential Information

MLS® # A2256280 Price \$879,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,021 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 31 Lucas Passage Nw

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1Z4

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Double Va

Smoking Home, Open Floo

Ceiling(s), Vinyl Windows, W

Appliances Dishwasher, Dryer, Elect

Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Rectangular Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 35

Zoning R-G

HOA Fees 450

HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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