

**74 Lucas Place NW**  
**Calgary, Alberta**

**MLS # A2314543**



**\$999,999**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,576 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** See Remarks

Welcome to 74 Lucas Place NW, a stunning brand-new Excel Homes Hawthorne model in the sought-after community of Livingston. Thoughtfully designed with over 2,576 sq. ft. above grade, this upgraded 2-storey home combines modern style, functional family living, and exceptional income potential with a City of Calgary registered legal secondary suite. The main floor offers a bright open-concept layout with a spacious living room, elegant electric fireplace, dedicated office, dining area, and a beautifully upgraded kitchen featuring quartz counters, a large island, premium cabinetry, and a separate spice kitchen/servery for added convenience. Upstairs, you will find 4 generous bedrooms, including a spacious primary retreat with walk-in closet and 5-piece ensuite, plus a vaulted bonus room, upper laundry, an additional 5-piece bath, and a second ensuite. The fully finished walk-out basement features a legal suite with separate entrance, kitchen, rec room, 2 bedrooms, 4-piece bath, laundry, and storage. Additional highlights include a double attached garage, rear deck, front porch, upgraded finishes, no carpet on the main living areas, and excellent curb appeal with stone and vinyl exterior. Located near parks, playgrounds, schools, shopping, sidewalks, street lights, and Livingston community amenities. A rare opportunity to own a new, highly upgraded home with a registered legal suite in NW Calgary.