255 Lucas Gate NW

Calgary | Active | MLS® A2345255

$567,380









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,514.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to 255 Lucas Gate NW, a beautifully designed Kendal plan by Brookfield Residential in the vibrant community of Livingston. Offering just over 1,500 sq. ft. of living space above grade, this thoughtfully planned home features 3 bedrooms, 2.5 bathrooms, an upper-level bonus room, and an unfinished basement with rough-ins. With upgraded appliances, a functional open-concept layout, and a separate rear entrance option, this home is designed to accommodate both everyday living and changing needs. The main floor welcomes you with a bright and inviting great room that flows naturally into the well-appointed kitchen, featuring a central island with an eating bar, pantry, chimney-style hood fan, and upgraded appliance package. The adjoining dining area provides a comfortable setting for family meals and entertaining, with convenient access to the rear mudroom and backyard. A 2-piece powder room completes the main level, creating a functional layout designed for everyday living. On the upper level, a central bonus room creates an additional living area, ideal for movie nights, a play space, or a quiet retreat. The spacious primary retreat offers a walk-in closet and private 4-piece ensuite, providing a comfortable place to unwind. Two additional bedrooms, a full 4-piece bathroom, and conveniently located upper-floor laundry with an included washer and dryer complete this level. The unfinished basement offers excellent potential for future development, complete with rough-ins designed to accommodate your future plans. With a separate rear entrance option, this lower level provides flexibility for additional living space or potential rental income (subject to approvals). Outside, the home's charming exterior creates an inviting first impression. The private backyard offers room to relax, entertain, or enjoy Calgary's warmer months, while the rear parking pad adds everyday convenience and provides off-street parking. Located in Livingston, this home is surrounded by opportunities to enjoy an active and connected lifestyle, with multiple parks, playgrounds, and pathways nearby. With its functional layout, upgraded kitchen, included laundry appliances, private outdoor space, and future development potential, the Kendal offers modern living with room to grow. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this home offers comfort and peace of mind for years to come.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345255
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,514.5 sq. ft.
Main Level Finished Area:	748 sq. ft.
Upper Level Finished Area:	766.5 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,742 sq. ft.
Lot Frontage:	25'4"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$450.00
City Quadrant:	Northwest
Community:	Livingston
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 13'8" × 11'1" ·
Main Floor	Dining Room · 9'9" × 9' ·
Upper Level	Bonus Room · 9'6" × 8'7" ·
Upper Level	Bedroom - Primary · 11'7" × 11'7" ·
Upper Level	Bedroom · 9'10" × 8'3" ·

Upper Level	Bedroom · 10'5" × 8'3" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/255-lucas-gate-nw-calgary-a2345255/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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