312 Lucas Way NW

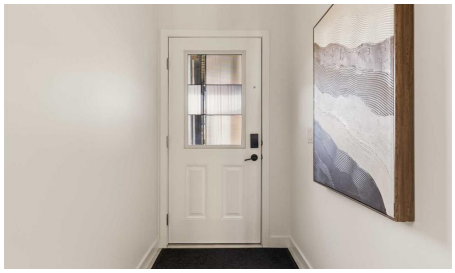
Calgary | Active | MLS® A2345030

$764,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2022**	**2,347.47 sq. ft.**

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Listed by Charles

A closer look

Welcome to 312 Lucas Way NW - a beautifully designed home offering over 2,300 sq. ft. of living space above grade in the growing Northwest community of Livingston. With 4 bedrooms, 3 full bathrooms, a double attached garage, and an undeveloped basement, this thoughtfully designed property combines bright, open living spaces with elevated finishes, impressive upgrades, and a highly functional layout. The main level makes an immediate impression with its bright, open-concept design and seamless flow between the kitchen, dining area, and living room. At the heart of the home is the beautifully upgraded kitchen, featuring an oversized island with seating, quartz countertops, extensive cabinetry, a full-height tile backsplash, and a premium KitchenAid appliance package complete with a gas cooktop, built-in microwave, and built-in oven. Large windows and rear doors fill the living and dining spaces with natural light, while the open layout creates an inviting setting for both everyday living and entertaining. A main-floor bedroom and full 4-piece bathroom provide excellent flexibility for multi-generational families, guests, or a private home office, while a pantry and mudroom offer convenient storage and direct access to the double attached garage. On the upper level, an open-to-below staircase with glass railing adds a striking architectural detail and enhances the home's bright, airy feel. A spacious bonus room provides an additional place to relax, while the primary retreat offers a generous bedroom, an impressive walk-in closet, and a beautifully appointed 5-piece ensuite. Designed with a spa-inspired feel, the ensuite features an expansive dual vanity, soaker tub, tiled walk-in shower, and extensive tile detailing. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement, fit with a separate exterior side entry, provides an excellent opportunity to further customize the home to suit your lifestyle, whether you envision a suite (subject to city approval), additional living space, or added storage. Outside, the home's contemporary exterior provides impressive curb appeal, complemented by a double attached garage and full driveway for convenient off-street parking. The backyard offers additional outdoor space with plenty of potential to create a personalized setting for entertaining, relaxing, or family living. The home has also been freshly painted and features central air conditioning, on-demand hot water, and solar panels, adding to its move-in-ready appeal, everyday comfort, and efficiency. Located in Livingston, this home is surrounded by parks, pathways, playgrounds, and community amenities, with convenient access to shopping, services, and major roadways. Combining an upgraded interior, versatile 4-bedroom layout, energy-conscious features, and future basement potential, 312 Lucas Way NW offers an impressive balance of modern style, space, and functionality.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345030
Bedrooms	4
Bathrooms	3
Year Built	2022
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:	2,347.47 sq. ft.
Main Level Finished Area:	1,048.1 sq. ft.
Upper Level Finished Area:	1,299.37 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,799 sq. ft.
Lot Frontage:	33'4¾"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2111469
Heating:	Forced Air

Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northwest
Community:	Livingston
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	A/C Unit, Ring Security System
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 18'9" × 14'1" ·
Main Floor	Dining Room · 14'2" × 10'4" ·

Main Floor	Great Room · 14'2" × 12'7" ·
Main Floor	Bedroom · 10'4" × 9'6" ·
Upper Level	Family Room · 12'2" × 11'9" ·
Upper Level	Bedroom - Primary · 14'3" × 13' ·
Upper Level	Laundry · 6' × 5'11" ·
Upper Level	Bedroom · 15'3" × 9'1" ·
Upper Level	Bedroom · 15'5" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/312-lucas-way-nw-calgary-a2345030/

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