

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

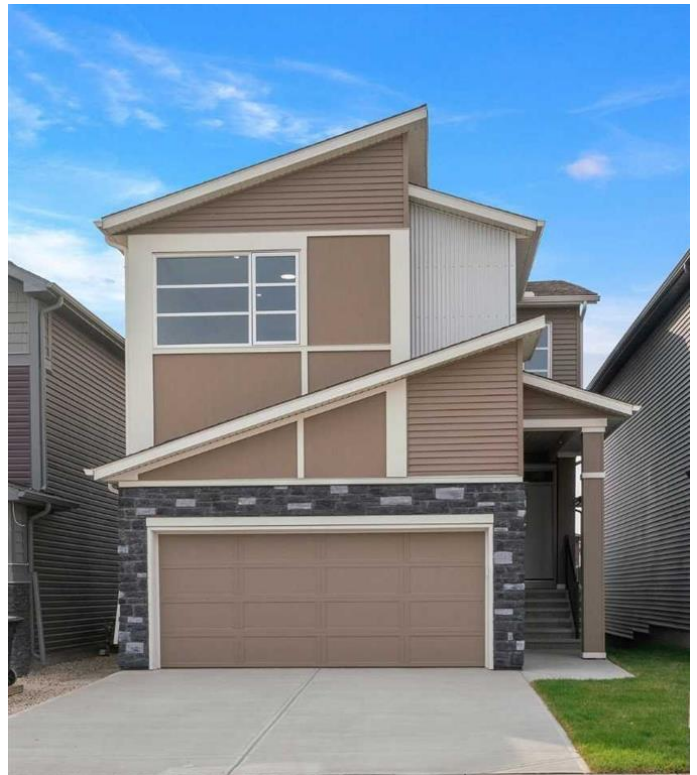
MLS® #A2256280

**\$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



31 Lucas Passage NW, Calgary, AB

Main Floor Exterior Area 810.58 sq ft  
Excluded Area 418.24 sq ft



0 5 10 ft

PREPARED: 2025/09/11

White regions are excluded from total floor area in KMLR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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      |

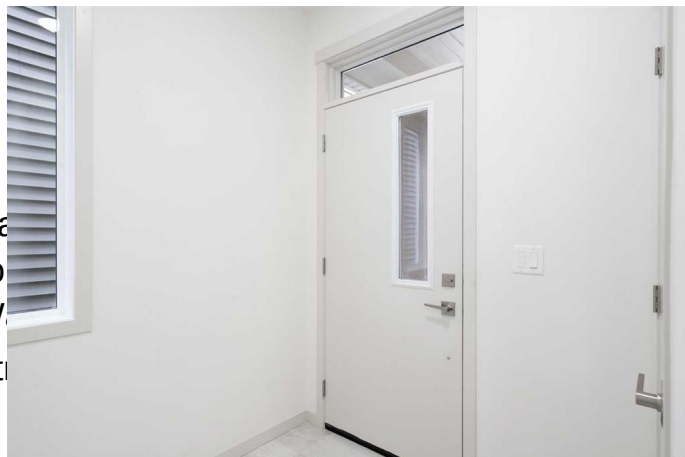
**Community Information**

|             |                     |
|-------------|---------------------|
| 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                                                                                                |
| <b>Interior</b>   |                                                                                                  |
| Interior Features | Built-in Features, Double V...<br>Smoking Home, Open Floor...<br>Ceiling(s), Vinyl Windows, W... |
| Appliances        | Dishwasher, Dryer, Elect...<br>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, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-G                  |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.