



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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27 Lucas Terrace NW  
Calgary, Alberta

MLS # A2264746



**\$921,888**

|           |                                                                         |        |                  |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Livingston                                                              |        |                  |
| Type:     | Residential/House                                                       |        |                  |
| Style:    | 2 Storey                                                                |        |                  |
| Size:     | 2,385 sq.ft.                                                            | Age:   | 2021 (4 yrs old) |
| Beds:     | 5                                                                       | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached                                                  |        |                  |
| Lot Size: | 0.12 Acre                                                               |        |                  |
| Lot Feat: | Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler |        |                  |

|             |                                                                                                                                                                                     |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                             | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                                                      | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                     | Condo Fee: | -   |
| Basement:   | Crawl Space, Full, Walk-Out To Grade                                                                                                                                                | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                                                            | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                     | Utilities: | -   |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | Call Seller Directly                                                                                                                                                                |            |     |

Click brochure link for more details\*\* Luxury Walk-Out with Mountain Views | 5 Bedrooms + Flex Room | Garden Oasis, Irrigated Landscape & Modern Finishes in Livingston NW Calgary. Welcome to your dream home in award-winning Livingston NW, proudly voted Best New Community in Calgary! This fully developed 5-bedroom + 1 flex room, 3.5-bath walk-out home sits on a 5,436 sq. ft. lot and offers over 3,295 sq. ft. of total living space & combining modern luxury, stunning mountain views, and low-maintenance outdoor living. Step inside to 9-ft ceilings, abundant natural light, and modern designer light fixtures with recessed pot lighting in the kitchen, living room, bonus room, and basement recreation room. The chef's kitchen features quartz countertops, full-height cabinetry, a gas cooktop, built-in wall microwave, chimney hood fan, and a spacious walk-in pantry. The open-concept living and dining areas lead to a raised vinyl deck overlooking a fully landscaped, low-maintenance backyard with mature trees, perennials, and an automatic irrigation system & a true garden oasis that's easy to care for. A main-floor flex room provides the perfect home office or playroom. Upstairs, enjoy a bonus room with 12-ft vaulted ceilings and stylish pot lighting, a primary bedroom with breathtaking mountain views, a spa-inspired ensuite (double vanity, soaker tub, and separate shower), and a custom walk-in closet. Three additional bedrooms, a full bathroom, and a laundry room with California Closets complete the level. The fully finished walk-out basement offers 9-ft ceilings, pot-lit recreation space, a fifth bedroom, full bathroom, and direct access to the lush backyard patio & perfect for multi-generational living or guests. Curb appeal shines with a beautifully landscaped front garden and an extended concrete sitting patio, ideal for morning coffee

or evening relaxation. Extras include a double attached garage with built-in storage, central A/C, and proximity to parks, ponds, schools, shopping, and transit. Experience walk-out luxury, mountain serenity, and modern comfort.