

\$899,900 - 31 Lucas Passage Nw, Calgary

MLS® #A2256280

\$899,900

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



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



PREPARED: 2025/09/11

White regions are excluded from total floor area in KALIDE 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	\$899,900
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

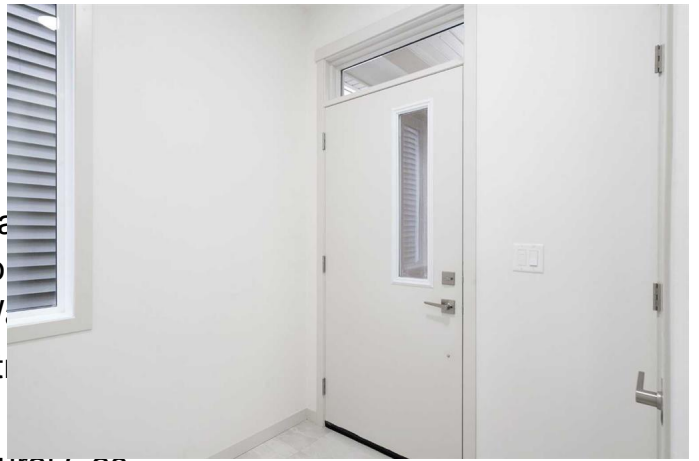
Amenities

Amenities	Other
Parking Spaces	4

Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Double V
Smoking Home, Open Floor
Ceiling(s), Vinyl Windows, W
Appliances Dishwasher, Dryer, Elect
Refrigerator, Washer
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Up To Grade



Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Rectangular Lot, Interior Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025
Days on Market 1
Zoning R-G
HOA Fees 450
HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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