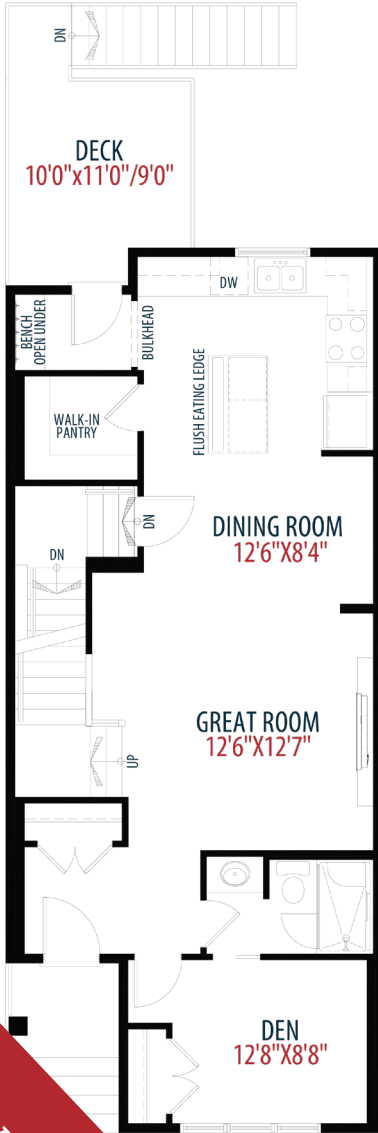


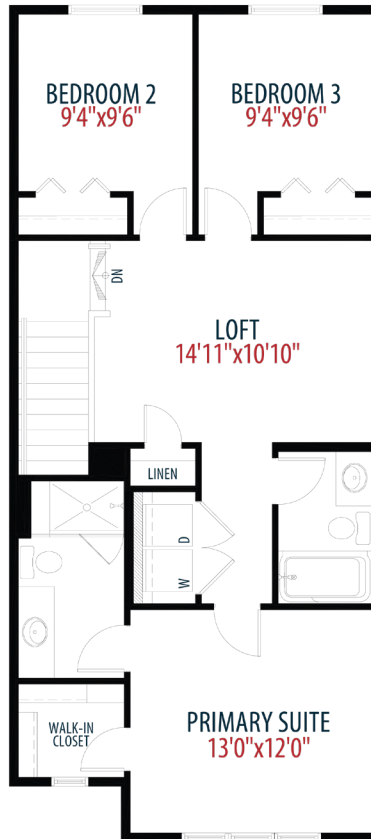
# THE NIXON

**2,277 SQ FT | 5 BEDROOM 4 BATH**

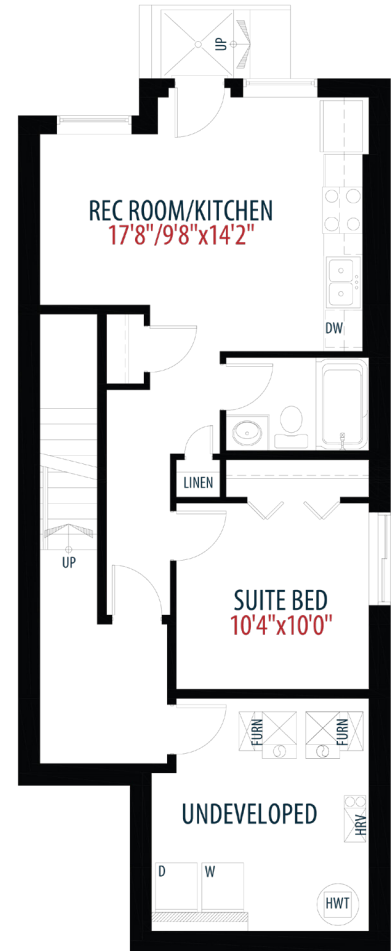
Model Options: Walk-Out Full Legal Suite, Gourmet Kitchen, Main Floor Bedroom, Spa Package



**Main Floor** 873 sq ft



**Upper Floor** 882 sq ft



**Basement** 522 sq ft

**NOW AVAILABLE  
\$747,085.00**



Proud to be named Calgary's Builder of the Year for 16 years.  
2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2013, 2014, 2018, 2020, 2021, 2022



# 80 LUCAS COMMON NW

**POSSESSION: NOVEMBER 2025**



## MODEL HOME FEATURES INCLUDE:

- Main floor bedroom with 4 piece bathroom
- Walk-out with full legal suite
- Electric fireplace
- Gourmet kitchen package including gas range
- Gemstone lights
- Spa package in ensuite
- Deck with gas line for BBQ
- Air conditioning
- Window coverings
- Fully landscaped with sprinkler system
- In-home sprinkler system



## CONTACT

**AREA MANAGER**

Megan Davies  
587 804 2630

[livingstonlaned@morrisonhomes.ca](mailto:livingstonlaned@morrisonhomes.ca)

Price subject to change. Elevation and colours may not be as shown.  
Please see Area Manager for details.

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