

\$987,900 - 240 Lucas Crescent Nw, Calgary

MLS® #A2192705

\$987,900

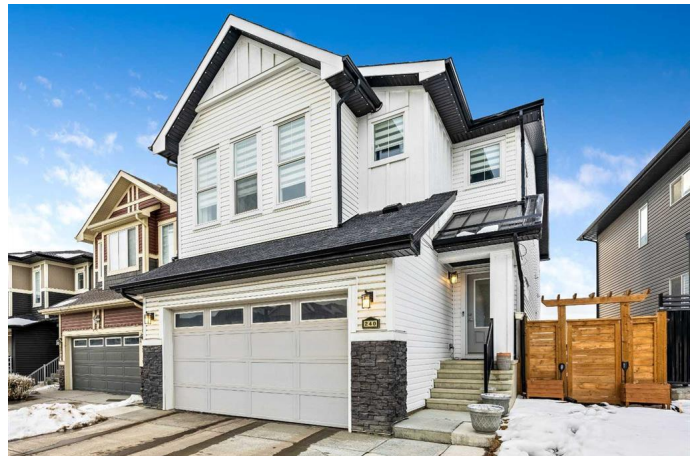
6 Bedroom, 5.00 Bathroom, 2,552 sqft
Residential on 0.13 Acres

Livingston, Calgary, Alberta

This Stunning, Fully Developed 6-Bedroom, 4 Full Bathroom, 1 Half Bathroom home has been Meticulously Maintained and is perfect for a growing family, Walk-Out Basement Dream Home! Livingston's been voted Best New Community in Calgary's NW.

Single-family attached Double Garage home offers the perfect combination of Luxury and Functionality. With 2552.25 sq.ft. of total living space, this home is designed to host your closest friends & family. Its standout features include an Open-Concept Layout, designer interior package, a Fully Developed WALK-OUT BASEMENT, and incredible VIEWS. The main floor is a true

entertainerâ€™s dream, featuring a Gourmet Kitchen with Full-Height Cabinets, with Gas Cook Top, Built- In Wall Microwave and Oven. The seamless flow from the living room to the kitchen and dining area leads directly to the Deck Overlooking the Fully Fenced Landscaped Backyard. Quartz counters, chimney style hood-fan PLUS you will LOVE your new SPICE KITCHEN with sink and more cabinets! Additionally, the main floor has a private room with a window. The Upper Floor Features a spacious Bonus Room with window and a Walk in Laundry room with shelves. Master Bedroom with View, Large Ensuite with Double Vanity Sinks, Separated Bathtub and shower and a Large Walk-in Closets. The Second Master Bedroom is a Great Size that features a 4 piece bathroom, Walk-In Closet and Quartz Countertop Vanity. The other two



bedrooms are spacious, and share a 4-piece bath. The Beautifully WALK-OUT Finished Basement offers a 9â€• Ceiling, Complemented by TWO Efficient Furnaces and Central Air-Conditioning ensuring Optimal Comfort. Plenty of Recreational Space, Plus an Additional Bedroom, Full Bathroom, Separate Laundry, and Loads of Storage. A Double Attached Car Garage with Wrap Around Lights and Extra Cement Paved Parking Stall in Front. This home is close to green spaces, walking paths, schools, public transit, and a short drive to all major amenities. Don't miss this opportunity to own the perfect home to raise your beautiful family. Book your showing today!

Built in 2019

Essential Information

MLS® #	A2192705
Price	\$987,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,552
Acres	0.13
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Lucas Crescent Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 1M8

Amenities

Amenities Dog Run, Playground, Park
Parking Spaces 5
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bar
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Garden, Private Yard, Dog Run
Lot Description Back Yard, Landscaped, Dog Run Fenced In
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 23rd, 2025
Days on Market 43
Zoning R-G
HOA Fees 445
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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.