

# \$959,900 - 240 Lucas Crescent Nw, Calgary

MLS® #A2216913

**\$959,900**

6 Bedroom, 5.00 Bathroom, 2,552 sqft

Residential on 0.13 Acres

Livingston, Calgary, Alberta

Superb family home tucked away in the vibrant community of Livingston NW. 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 entertainer'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. Quarts 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. Whether you're an investor, a large family, or looking for space + rental potential, this home checks all the boxes. Book your showing today!

Built in 2019

**Essential Information**

MLS® #	A2216913
Price	\$959,900
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, Park, Playground
Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	60
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

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.