

# **\$985,000 - 240 Lucas Crescent Nw, Calgary**

MLS® #A2216913

**\$985,000**

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          | \$985,000   |
| 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      | Park, Playground, Dog Run |
| 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, Landscaped, Dog Run Fenced In |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 8             |
| Zoning         | R-G           |
| HOA Fees       | 450           |
| HOA Fees Freq. | ANN           |

### Listing Details

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