

240 Lucas Crescent NW  
Calgary, Alberta

MLS # A2267795



\$954,900

|             |                                                                                                                                                 |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                      | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                 | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                            | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                        | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                 | Utilities: | -   |
| Features:   | Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |            |     |
| Inclusions: | Wrap Around Lights                                                                                                                              |            |     |

Welcome to this beautifully designed and fully developed 2-storey walk-out home located in the sought-after community of Livingston NW. Situated on a spacious 5,791 sq. ft. lot, this 6-bedroom, 4.5-bathroom home offers over 2,550 sq. ft. of total living space, providing exceptional functionality for large families or multi-generational living. The main floor features an open-concept layout with a gourmet kitchen complete with quartz countertops, full-height cabinetry, gas cooktop, built-in wall oven and microwave, chimney hood fan, and a separate spice kitchen with additional cabinetry and second sink. The spacious living and dining areas lead to a raised deck overlooking the fully landscaped and fenced backyard. A versatile flex room on the main floor is ideal for a home office, guest bedroom, or playroom. Upstairs offers a large bonus room, convenient upper-floor laundry with built-in shelving, and four generously sized bedrooms. The primary suite includes a walk-in closet and a spa-inspired ensuite featuring double vanities, a soaker tub, and separate shower. A second bedroom includes its own private ensuite and walk-in closet, while two additional bedrooms share a full bathroom. The fully finished walk-out basement features 9-foot ceilings, a large recreation area with backyard access, a sixth bedroom, full bathroom, and separate laundry area—ideal for extended family living. Additional highlights include a double attached garage with wrap-around exterior lighting, an extra cement-paved front parking stall, two high-efficiency furnaces, central air conditioning, and close proximity to parks, walking paths, transit, schools, shopping, and major roadways. An excellent opportunity to own a spacious, move-in-ready walk-out home in a growing NW community. Book your private showing today.