

**240 Lucas Crescent NW**  
**Calgary, Alberta**

**MLS # A2267795**



**\$954,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped		

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