



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

240 Lucas Crescent NW
Calgary, Alberta

MLS # A2237447



\$939,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	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		

Stunning 6-Bedroom Walk-Out Home on a 5,791 Sq. Ft. Lot in Award-Winning Livingston NW! Welcome to your dream home in Livingston, proudly voted Best New Community in Calgary's NW! This fully developed 6-bedroom, 4.5-bathroom home is nestled on a spacious 5,791 sq. ft. lot and offers over 2,550 sq. ft. of total living space — the perfect blend of luxury, comfort, and versatility for large families or smart investors. From the moment you enter, you'll be impressed by the open-concept design, high-end finishes, and thoughtful layout throughout. Main Floor Features: Chef's kitchen with quartz countertops, full-height cabinetry, gas cooktop, built-in wall oven & microwave, chimney hood fan. Spice kitchen with extra cabinetry and second sink — ideal for entertaining or family cooking. Spacious living and dining areas leading to a raised deck overlooking a fully landscaped, fenced backyard. Versatile main-floor flex room — perfect as an office, guest suite, or playroom. Upstairs Retreat: Large bonus room for extra living space, Convenient laundry room with built-in shelving, Elegant primary suite with breathtaking views, a spa-style ensuite (double vanity, soaker tub, separate shower), and walk-in closet, Second primary suite with its own ensuite and walk-in closet. Two more generously sized bedrooms with a shared full bath. Fully Finished Walk-Out Basement: 9' ceilings, large recreation area, 6th bedroom, full bathroom, and separate laundry. Excellent for multi-generational living. Additional Highlights: Double attached garage with wrap-around exterior lighting, Extra cement-paved front parking stall, Two high-efficiency furnaces and central A/C, Close to parks, walking trails, transit, and new schools, Quick access to major shopping, amenities, and highways. Whether you're upsizing, investing, or planning for

the future, this spectacular home checks every box — all set in one of NW Calgary’s most vibrant, family-friendly communities. Don’t miss out — book your private showing today!