



**240 Lucas Crescent NW
Calgary, Alberta**

MLS # A2267795



\$954,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	2019 (7 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:	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.

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