



**98 Lucas Crescent NW
Calgary, Alberta**

MLS # A2292462



\$759,900

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|------------------|----------------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,025 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom two-storey home in the vibrant community of Livingston, complete with central air conditioning to keep you comfortable during the hot summer months. Ideally located just steps from Livingston Park and close to numerous amenities, this home offers a perfect blend of space, comfort and convenience. The main floor features a bright open-concept layout with large windows, a cozy gas fireplace, and a spacious kitchen with stone countertops, stainless steel appliances, a large island and ample cabinetry. A walk-through pantry connecting the kitchen to the mudroom and double attached garage adds excellent functionality for everyday living. Upstairs you'll find a generous primary suite with walk-in closet and 5-piece ensuite featuring dual sinks, a soaker tub and separate shower. Two additional spacious bedrooms, a full bathroom, convenient upper-level laundry, a bonus room, and a pocket office complete the upper level. The fully finished basement provides additional living space with a family room and a large fourth bedroom with walk-in closet and private 4-piece ensuite, making it ideal for guests, extended family or a potential mother-in-law setup. Enjoy the fully fenced backyard and rear deck with BBQ gas line, perfect for outdoor entertaining. A built-in fire suppression system adds additional peace of mind. This is a fantastic opportunity to own a well-designed family home in one of Calgary's fastest growing communities. Immediate Possession available.