



**249 Lucas Crescent NW**  
**Calgary, Alberta**

**MLS # A2318327**



**\$759,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Move-in ready! This is another golden opportunity to own a beautiful home with a highly desirable walk-up basement on a conventional lot in the sought-after community of Livingston NW. With strong demand for walk-up and walkout basements, this property is truly a rare find. Thoughtfully upgraded throughout, the home features ceiling-height kitchen cabinetry, a gas stove, quartz countertops in the kitchen and all bathrooms, and a spacious pantry for all your storage needs. The bright and open concept living and dining areas are filled with natural light from the large windows and patio door, which lead to a deck overlooking the surroundings. Upstairs, you'll find three generous bedrooms plus a large bonus room that offers beautiful views, making it the perfect space for family gatherings, a home office, or a media room. On clear nights, enjoy the breathtaking spectacle of the Northern Lights from the comfort of your own Bonus Room. The well designed floor plan provides both comfort and functionality for growing families and visiting guests alike. A conventional lot with a walk-up basement at this price point is becoming increasingly difficult to find. Combining exceptional value, desirable upgrades, and an outstanding location, this home is one you won't want to miss.