

249 Lucas Crescent NW
Calgary, Alberta

MLS # A2318327



\$739,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

OPEN HOUSE, SUNDAY JULY 19TH FROM 1 - 7 PM. 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.