



GRASSROOTS
REALTY GROUP

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241 Lucas Crescent NW
Calgary, Alberta

MLS # A2219207



\$812,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola, TV Mount

Welcome to this beautifully appointed 2-storey home, perfectly situated in a family-friendly location backing onto a vibrant playground! Featuring a stylish white kitchen with gleaming quartz countertops, stainless steel appliances, and an open-concept layout with luxury vinyl plank flooring throughout the main floor, this home is as functional as it is elegant. The spacious living and dining areas flow seamlessly to the east-facing backyard, where a large deck with a charming pergola invites you to relax and soak in the morning sun. Upstairs, you’ll find a generous bonus room, separate office, laundry room and three generously sized bedrooms with walk-in closets, including a serene primary suite with a 5-piece ensuite. With 2.5 bathrooms, a double attached garage, and an unfinished basement ready for your creative touch, this home offers the perfect blend of comfort, style, and future potential. With upgrades that include a Nest thermostat, Tesla Lv 2 charger, rough-in for solar, and central air-conditioning, this home is ideal for families looking to grow in the vibrant community of Livingston.