



**24 Lucas Crescent NW
Calgary, Alberta**

MLS # A2141394



\$829,990

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to your dream home located in the vibrant and family-friendly community of Livingston. This stunning property at 24 Lucas Crescent NW is a true gem, offering modern comforts and timeless elegance. Boasting an array of features that cater to both relaxation and entertainment, this residence is perfect for families looking for their forever home. ****Key Features:**** ****1. Spacious and Inviting Layout:**** This beautiful home features an open-concept design with a spacious living room, dining area, office, full bath on the main floor and a dream kitchen. The layout is perfect for hosting gatherings and creating lasting memories with loved ones. ****2. Dream Kitchen:**** The heart of this home is the chef's kitchen, equipped with top-of-the-line stainless steel appliances, quartz countertops, a large island, and ample cabinet space. Whether you're preparing a family meal or entertaining guests, this kitchen is sure to impress. ****3. Luxurious Master Suite:**** Retreat to the master bedroom, which offers a serene ambiance and a spacious walk-in closet. The en-suite bathroom is your personal spa, featuring a soaking tub, and a separate glass-enclosed shower. ****4. Additional Bedrooms:**** The home includes three additional well-appointed bedrooms, perfect for children, guests, or a home office. Each room is designed with comfort and style in mind. ****5. Modern Bathrooms:**** In addition to the master en-suite, the home features two more full bathrooms and a convenient full-bath on the main floor. Each bathroom is designed with modern fixtures and finishes. ****6. Finished Legal Suite Basement:**** The basement suite is a mortgage helper. The legal suite includes one bedroom with separate entrance and separate laundry. ****7. Outdoor Oasis:**** Step outside to a beautifully landscaped backyard, perfect for summer barbecues and outdoor activities. The large deck provides

a great space for al fresco dining and relaxation. ****8. Double Attached Garage:**** The spacious double attached garage provides ample parking and storage space. ****9. Prime Location:**** Situated in the sought-after neighborhood of Livingston, this home is close to parks, schools, shopping centers, and all the amenities you could need. Easy access to major roads makes commuting a breeze. ****10. Additional Features:**** - Big office room on the main floor - High ceilings - Second Floor office space - Energy-efficient windows - Plenty of storage space Don't miss the opportunity to own this exceptional home. Schedule a viewing today and experience the perfect blend of luxury, comfort, and convenience in one of Calgary's most desirable communities.