



## 240 Lucas Crescent Calgary Alberta

\$1,119,000

LUXURY LIVING | 6 BEDROOMS | 4.5 BATHROOMS | 2, 552.25 SQ FT | FULL HEIGHT CABINETS | BUILT-IN Wall OVEN & MICROWAVE | GAS COOKTOP | QUARTZ COUNTERS | SPICE KITCHEN WITH SINK & EXTRA CABINETS | CENTRALIZED AC | FINISHED WALK -OUT BASEMENT | DOUBLE FURNACE | SEPARATE LAUNDRY | LANDSCAPED BACKYARD | A Luxury Living that you can't afford to miss! Welcome to this beautiful Excel-Built Home located in the most sought-after part of Livingston! If it is ample square footage and beautiful private views that you are looking for, then look no further! Inside, you will discover a bright and spacious living room and dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Gas Cook Top, Built-In Wall Microwave and Oven. Quartz counters, Full height cabinetry, chimney style hood-fan PLUS you will LOVE your new SPICE KITCHEN with Sink and more Cabinets! Those working from home will love the private room on the main floor with a window. A sliding door to Large Deck overlooking the Fully Fenced Landscaped Backyard, complete with stairs to the Walk-Out Basement. The Upper Floor Features a spacious Bonus Room with window and a Walk in Laundry room with shelves. Master Bedroom with View, Large Ensuite with Double Vanity Sinks, Separated Bathtub and shower and a Large Walk-in Closets. The Second Master Bedroom is a Great Size that features a 4 piece bathroom, Walk-In Closet and Quartz Countertop Vanity. The other two bedrooms are spacious, and share a 4-piece bath. The Beautifully WALK-OUT Finished Basement offers a 9" Ceiling, Complemented by TWO Efficient Furnaces and Central Air-Conditioning ensuring Optimal Comfort. Plenty of Recreational Space, Plus an Additional Bedroom, Full Bathroom, Separate Laundry, and Loads of Storage. A Double Attached Car Garage with Wrap Around Lights and Extra Cement Paved Parking Stall in Front. Thi...

Primary Bedroom 12.83 Ft x 13.00 Ft

Bedroom 11.00 Ft x 14.67 Ft

Bedroom 9.83 Ft x 10.67 Ft

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Bedroom 9.42 Ft x 10.83 Ft

Other 8.00 Ft x 10.00 Ft

Laundry room 3.42 Ft x 5.00 Ft

Storage 5.50 Ft x 10.00 Ft

Storage 9.50 Ft x 15.00 Ft

Living room 10.00 Ft x 13.58 Ft

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Listing Presented By:



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Bonus Room	13.50 Ft x 15.33 Ft	Family room	12.42 Ft x 14.00 Ft
Laundry room	5.42 Ft x 7.00 Ft	Office	10.00 Ft x 11.25 Ft
4pc Bathroom	5.00 Ft x 7.50 Ft	Dining room	10.17 Ft x 11.75 Ft
Bedroom	11.33 Ft x 12.25 Ft	Kitchen	9.00 Ft x 14.00 Ft
Living room/Dining room	12.00 Ft x 15.00 Ft		