DANIEL CRAM

780-814-9482 hello@danielcram.ca

241 Lucas Crescent NW Calgary, Alberta

MLS # A2219207



\$812,800

Livingston			
Residential/Hou	ise		
2 Storey			
2,022 sq.ft.	Age:	2019 (6 yrs old)	
3	Baths:	2 full / 1 half	
Double Garage Attached, In Garage Electric Vehicle Charging Station			
0.09 Acre			
Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Leve			
	Residential/Hou 2 Storey 2,022 sq.ft. 3 Double Garage 0.09 Acre	Residential/House 2 Storey 2,022 sq.ft. Age: 3 Baths: Double Garage Attached, In Ga 0.09 Acre	

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:	-
Fosturos	Link Collings Vikther Island Na Smalling Lange Quests Counters Vind Windows Wells In Classify)		

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'II 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.