

217 Lucas Crescent NW  
Calgary, Alberta

MLS # A2174509



**\$725,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** TV mounts only, hot tub

Step into this stylish, well-maintained 2-story original-owner home. This 3-bedroom plus a bonus room, 2.5-bathroom property boasts luxury vinyl plank flooring throughout the main level, with an abundance of natural light. The modern kitchen features sleek two-tone soft-close cabinets, quartz countertops, stainless steel appliances, a large island, a pantry, and custom built-ins. The cozy living room opens onto a deck, perfect for entertaining. Upstairs, relax in the spacious primary bedroom with a luxurious 5-piece ensuite, including a soaker tub. You'll also find two additional bedrooms, a large bonus room, and the convenience of upper-level laundry. The unfinished basement is roughed in and awaits your personal touch. With upgrades like oversized windows, central air conditioning and GEM stone lights, this home is move-in ready. The sunny backyard includes a relaxing hot tub and a gas line for BBQs, perfect for summer cookouts while the kids play and you entertain. This amazing family home won't last long&mdash;call now or check out the 3D tour!