

217 Lucas Crescent NW
Calgary, Alberta

MLS # A2184947



\$715,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, 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, 9' ceilings, indoor sprinkler system, 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—call now or check out the 3D tour!