

# \$730,000 - 98 Lucas Crescent Nw, Calgary

MLS® #A2262302

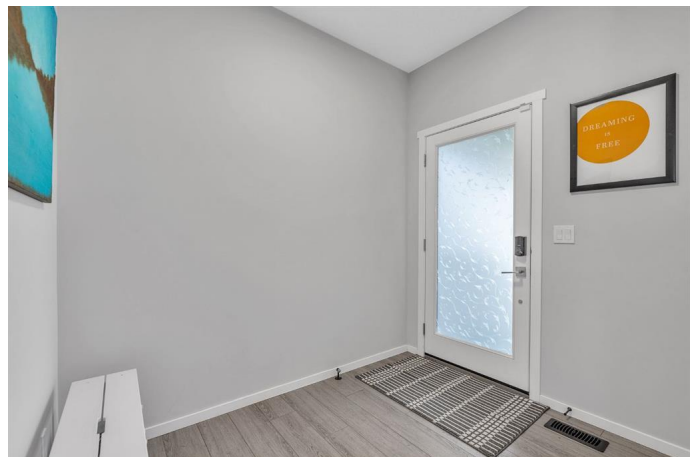
**\$730,000**

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Located in the vibrant, growing community of Livingston, just steps from Livingston Park and within walking distance of numerous amenities is this immaculately kept 4 bedroom, 3.5 bathroom, modern 2 storey home with bright, open floor plan, double attached garage and developed basement!! Entering the home, you're greeted into a spacious foyer. The functional main floor layout offers a discrete powder room set apart from the main living areas, a large mud room off the garage with a walk-through pantry that leads into the kitchen, and an open-concept living, kitchen and dining area overlooking the back yard. The kitchen is the heart of the home, featuring a large island with room for seating, stainless steel appliances, stone counters and ample storage with soft-close cabinets and drawers. The living room is anchored by a cozy gas fireplace and offers large windows for an abundance of natural light. Upstairs, you'll find a large primary bedroom with spacious ensuite and walk-in closet. The ensuite features dual sinks, a soaker tub and separate shower, and a private water closet. Down the hall is a versatile den/office space, two additional bedrooms, a full bathroom and convenient upper laundry room. You'll also appreciate the open bonus room on this floor. The basement is developed with a family room and large bedroom with walk-in closet and private ensuite. Enjoy the rear deck, complete with BBQ gas line, and the fully-fenced yard for the kids and pets! With central air conditioning to



keep you comfortable on hot summer days and a complete fire suppression system for added peace of mind, this is the perfect family home.

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262302    |
| Price          | \$730,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,027       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 98 Lucas Crescent Nw |
| Subdivision | Livingston           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 1M6              |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Clubhouse, Other, Playground, Recreation Facilities |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached, Driveway                    |
| # of Garages   | 2                                                   |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),         |

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
|                 | Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air                                                              |
| Cooling         | Central Air                                                             |
| Fireplace       | Yes                                                                     |
| # of Fireplaces | 1                                                                       |
| Fireplaces      | Gas                                                                     |
| Has Basement    | Yes                                                                     |
| Basement        | Finished, Full                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 13                |
| Zoning         | R-G               |
| HOA Fees       | 473               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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