

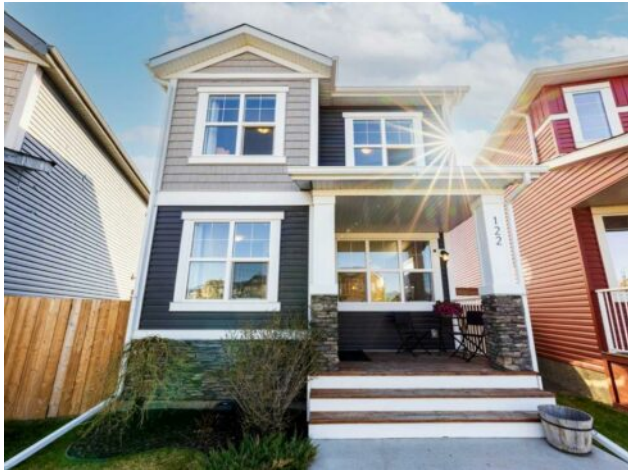


GRASSROOTS
REALTY GROUP

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122 Evanscrest Road NW
Calgary, Alberta

MLS # A2219051



\$680,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Projector & Screen in Family Room, Storage Shed, Play Set in Yard,

OPEN HOUSE CANCELED - House Conditionally Sold - Gorgeous 4 Bedroom, 3.5 Bath home on a Huge Pie Shaped lot with an oversized double garage located on a quiet street. Modern color palette throughout boasting almost 1750 sq ft up, a total of 2606 sq ft of fully developed living space. Clean bright and beautiful, from the moment you step in you will feel the spacious open floor plan with 9 ft ceilings. Lots of windows, tons of natural light. Thoughtful design, fantastic layout that lives well. Large living room area showcases a tile faced fireplace and is open to the dining area that can accommodate a very big dining table for larger gatherings. Stunning Kitchen with an island for three, quartz countertops, white and grey shaker style cabinetry, subway tile backsplash and stainless-steel appliances. The mudroom back entry has the powder room that is tucked away for privacy. Access out to the awesome & huge SW backyard. A tiered deck, giving you added outdoor living spaces overlooking the huge yard your kids or furry family members would be ecstatic to play in. The play centre is included! Plus an oversized double garage (21'x41') that you can actually park two cars in. The upper floor has a central bonus room perfect for a play area or office space. Large primary suite with a walk-in closet and ensuite with quartz countertops, dual sinks and stand-alone shower. Two kids bedrooms, lovely main bath and laundry complete the upper floor. The lower level is finished with the same quality and design choices as the upper floors. It boasts a large recreation room with a projector and screen for your movie nights, the fourth bedroom and another full bathroom plus a big storage room! Brand new roof! Brand new siding! Built in 2019 with National Home Warranty still in place for four more years. Located in the NW community of

Evanston, known for its family friendly atmosphere with parks, playgrounds, and schools and an abundance of amenities close by. Easy access to Stoney Trail and Symons valley parkway for easy commutes. This home is gorgeous, turnkey and truly move-in ready plus the incredible yard! The perfect family home. View the 3D tour! Purple house symbol. Welcome home!