



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**163 Evanscrest Way NW**  
**Calgary, Alberta**

**MLS # A2223029**



**\$690,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Evanston                               |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 1,659 sq.ft.                           | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, No Neighbours Behind, Paved |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | ENERGY STAR Qualified Equipment  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |                   |     |

**Inclusions:** tv wall mount only included

Beautiful home in the sought after neighbourhood of Evanston! This home boasts large bedrooms, living areas, attached garage with EV connection and central air conditioner! Main floor has a large foyer and 2 pc powder room and an open concept living room, dining room and kitchen. Second level has an extra large primary bedroom with walk in closet and 4 pc ensuite plus 2 other great sized bedrooms! The second level also has a bonus room, 4 pc bathroom, laundry room and linen closet. In the basement, you will find another bedroom, living area, 3 pc bathroom with stand up shower, furnace room and storage room. The front drive attached garage has an EV connection ready and extra room for additional storage. the driveway is wide enough to park 2 cars easily. Large backyard with good sized deck. The central ac unit provides cooling in the hot summer months. This home has a brand new roof that was installed last month and hail damage repairs completed except for a couple of window screens. This home has been well maintained with newer finishes and move in ready! Close proximity to many amenities, schools and major roadways make this an ideal home!