



**GRASSROOTS**  
REALTY GROUP

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**134 Evanscrest Park NW**  
**Calgary, Alberta**

**MLS # A2225291**



**\$625,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUNDAY JUNE 22 1-3PM\*\*\*Welcome to this beautifully maintained 3-bedroom, 2.5-bath home nestled in Calgary's desirable NW community of Evanston! Perfectly positioned on a south-facing lot, this home is filled with natural light creating a warm and inviting atmosphere. Step inside to an open-concept main floor with 9 ft ceilings, durable and stylish luxury vinyl plank flooring throughout. The spacious living room flows seamlessly into a modern kitchen with two-toned cabinetry, upper and under cabinet lighting, all stainless steel appliances, quartz counters, modern backsplash, and separate pantry. The dining area is perfect for entertaining and family gatherings. Stay comfortable year-round with central air conditioning, and enjoy the added convenience and luxury of a water softener system, especially with Calgary's hard water. Upstairs, the primary suite is a true retreat with a feature wall, a large walk-in closet and complete with a luxurious ensuite offering double sinks. Two additional bedrooms and another full bathroom round out the upper level—ideal for a growing family, or guests! The property also boasts a large deck, backyard and an oversized detached double garage (21.4' x 21.4')—plenty of space for vehicles & storage! The unfinished basement also features 9 ft ceilings, roughed in plumbing and separate side entry, perfect for you to complete the space for your family's needs. Located in one of Calgary's most family-oriented neighborhoods, Evanston offers three excellent schools nearby: Kenneth D. Taylor School (K-4), Our Lady of Grace School (K-9), St. Josephine Bakhita School (7-12). With parks, pathways, and amenities just minutes away, this home combines comfort, convenience, and community. Quick access to all your major roads! Don't miss your chance to make it yours!

Book your private showing with your favorite today! \*\*\*SEE VIRTUAL TOUR\*\*\*