



GRASSROOTS
REALTY GROUP

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253 Evansmeade Circle NW
Calgary, Alberta

MLS # A2225450



\$689,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Soaking Tub		
Inclusions:	Not applicable		

* Open House CANCELLED * SEE VIDEO * Welcome to this beautifully updated, move-in-ready home offering 2238 sq ft of thoughtfully designed living space, located on a quiet street just steps from parks, a pond, and scenic walking trails. As you enter, you're greeted by gleaming floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with granite countertops, custom backsplash and black appliances. The adjacent dining area opens onto a large backyard deck—perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, West facing private yard complete with a no-maintenance fence, cedar rails and privacy screens. You'll love the expansive Trex vinyl deck with custom shades along with mature trees. You'll also love the central air conditioning for those really hot days! Upstairs, you'll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a large walk-in closet, a stylishly updated ensuite featuring a corner tub, separate deluxe rain shower, and granite-topped vanities. The finished basement adds extra flexibility with a fourth bedroom, home office and additional living space - perfect for a rec room, home gym, or guest suite. A double attached garage completes this fantastic package. This home offers exceptional value and an unbeatable location, close to schools, playgrounds, the environmental reserve, and the shops and amenities at Evanston Towne Centre. Come see for yourself—you won't be disappointed!