



**GRASSROOTS**  
REALTY GROUP

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**238 Evanscreek Court NW**  
**Calgary, Alberta**

**MLS # A2232170**



**\$699,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** mirror at front entrance, bonus room tv mount, primary bedroom tv and mount, primary bedroom wall mounted night tables, backyard gazebo and privacy screen, planter boxes, backyard planter hangers, ensuite shelving, kitchen breakfast bar stools are negotiable bonus room tv is negotiable

Introducing this beautifully updated, almost 1,900 sq. ft. two-story home located in the desirable community of Evanston — perfect for families who want a move-in ready home with thoughtful finishes, low-maintenance landscaping, and walking distance to nearby schools, parks, and shopping. The main floor offers a bright, open floor plan with new luxury vinyl plank flooring, a fully renovated kitchen featuring quartz waterfall countertops, and newer appliances. The living room is accented by a stunning new stone fireplace with a rich walnut mantle. The staircase includes stylish new cable railings with matching walnut handrails, adding a modern, sophisticated touch. Upstairs, you’ll find a convenient laundry room alongside fully renovated bathrooms — all reflecting a fresh, updated style. The massive bonus room, also finished with luxury vinyl plank flooring, offers a versatile space for a family room, home office, or media lounge — a perfect spot for relaxation or entertainment. The unspoiled basement is ready to develop, offering plenty of opportunity for you to customize this additional space to suit your needs. Other noteworthy updates include a new roof, siding, fascia, gutters and downspouts, garage door, and recently painted exterior trim and fence. The carpets, flooring, and water tank are all less than two years old. LED pot lighting with dimmers further adds to the warm ambiance, and air conditioning guarantees a comfortable refuge from wildfire smoke and the heat of summer. Step outside to a low-maintenance yard designed for relaxation. The two-tier deck is perfect for entertaining, with multiple planters for flowers or a small garden, and a 12’ x 14’ hard-top gazebo lets you enjoy the outdoors, rain or shine. Outdoor lighting adds to the welcoming atmosphere in the evening, while exterior gemstone lighting allows you to

customize colors and effects, adding sophisticated style and ambience. The location is truly unbeatable — situated in a quiet cul-de-sac with no through-traffic and easy access in and out of the community to Stoney Trail and the airport. From your back fence, watch your children walk directly down the path to Kenneth Taylor School, or take advantage of nearby green spaces, soccer fields, ball diamonds, and playgrounds. Creekside shopping area and Evanston Town Center are just a short walk away for all your shopping and dining needs. Major bus routes are close and convenient. This exceptionally well-cared-for home feels just like new — a perfect blend of functionality, style, and community. Come see for yourself — you’ll feel right at home.