



**GRASSROOTS**  
REALTY GROUP

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**90 Evansridge Crescent NW**  
**Calgary, Alberta**

**MLS # A2236125**



**\$689,990**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to Evanston&ampmdashone of Calgary&rsquo;s most sought-after communities, renowned for its family-friendly atmosphere, convenient location, and vibrant amenities! This beautifully maintained detached home has been cherished by its original owner and thoughtfully built by Jayman to deliver the perfect blend of style and functionality. Step inside and be greeted by 9-foot ceilings on both the main floor and basement, and classic hardwood flooring that has been meticulously cared for. This pet-free, smoke-free home boasts a fully upgraded kitchen featuring: A gas cooktop, Chimney hood fan, Built-in oven and microwave, A spacious pantry, An oversized quartz countertop island, perfect for entertaining. The open-concept living and dining area is flooded with natural light, thanks to a stunning floor-to-ceiling south-facing window overlooking your private backyard. Enjoy sunny days on your secluded deck, or set up a trampoline in the backyard with convenient lane access. Upstairs, you&rsquo;ll find an impressive 15&rsquo; x 14&rsquo; primary suite large enough to accommodate two king-sized beds. The spa-inspired ensuite showcases full tile detailing and a jetted soaker tub&ampmdashthe perfect place to unwind. A large bonus room offers flexible space for a home office, playroom, or additional family lounge. Location is everything&ampmdashEvanston is famous for its unmatched convenience: Just minutes to shopping plazas including Costco, Walmart, and T&T Supermarket. Walking distance to schools, playgrounds, and scenic trails. Quick access to Stoney Trail, Highway 144, and major commuter routes. Look no further&ampmdashthis is the full package for comfortable family living. Book your private showing today and discover everything this exceptional home has to offer!

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