



GRASSROOTS
REALTY GROUP

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116 Evanscrest Manor NW
Calgary, Alberta

MLS # A2236417



\$479,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,564 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: NONE

****~ WELCOME to the Desirable Community of EVANSTON !~** DISCOVER THIS WELL-MAINTAINED 1563 SQFT TOWNHOUSE PERFECTLY LOCATED IN A PRIME EVANSTON LOCATION ACROSS FROM THE PLAYGROUND / PARK & BEAUTIFUL FRONT VIEW.THIS ROW TOWNHOUSE HAS AN OPEN FLOOR PLANS 3 BEDROOMS TWO & HALF WASHROOMS, 2 CAR TANDEM ATTACHED GARAGE, LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD,DEERFOOT TRAIL MINUTES AWAY FROM CROSSIRON MALL, NEW FRESHCO,Shoppers Drug Mart,TIM HORTONS ,POPEYES,Shopping,Transit & PARK, SCHOOLS ARE CLOSE BY! Your New Home Welcomes you with Open Concept Nice & bright OPEN CONCEPT FLOOR PLANS LITE MODERN COLOURS …As you enter your new home you are met by OPEN ENTRANCE, AS you enter main floor you met by a spacious hallway which flows into the main floor living space. Your new kitchen has Ample amount of Kitchen Cabinets & A LARGE KITCHEN ISLAND,QUARTZ COUNTERTOPS THROUGHOUT THE HOUSE, YOUR NEW KITCHEN HAS ALL STAINLESS STEEL APPLIANCES REFRIGERATOR,ELECTRIC STOVE,MICROWAVE HOOD FAN,DISHWASHER,WASHER & DRYER, ALL BLINDS INCLUDED* Your dining area is just off the kitchen and has enough space for a large dining table, Your spacious FAMILY ROOM is flooded with lots of natural light *MAIN FLOOR HAS LVP FLOORING & A 2-piece washroom on Main Floor complete this level… UPSTAIRS It has 3 Generously sized bedrooms 2 FULL WASHROOMS WITH UNDERMOUNT SINKS, Your master suite will be a private Oasis with standing Shower, A walk-in closet. Enjoy your summer evenings on the west-facing balcony, ideal for BBQs and relaxation.The wide,**

clean back lane provides easy access to your double tandem garage. Call today to book your private viewing of this stunning home in Evanston!