



GRASSROOTS
REALTY GROUP

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144 Evanscrest Park NW
Calgary, Alberta

MLS # A2240271



\$719,990

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: Basement Microwave hood fan and refrigerator

Welcome to this beautifully upgraded 6-bedroom , 4-bathroom home located on a spacious corner lot in the vibrant community of Evanston. Built in December 2020, this well-maintained home blends comfort, energy efficiency, and family-friendly functionality. A brand-new roof was installed in March 2025, offering added peace of mind and long-term value. The open-concept main floor features a bright living space, modern kitchen with stainless steel appliances and a central island, and a generous dining area—perfect for everyday living and entertaining. A major highlight is the main-floor bedroom with a full 4-piece bathroom, ideal for guests, seniors, or as a private home office. Upstairs, the spacious primary suite includes a walk-in closet and ensuite bathroom. Two additional bedrooms, another full bath, convenient upper-floor laundry, and a storage nook complete the second level. The lower level adds extra space with two more bedrooms, a large living area, full bathroom, and secondary laundry. Smart features such as solar panels and smart lighting help reduce utility costs while enhancing your living experience. The large backyard includes alley access and rough-ins already completed for a future garage and 2-bedroom carriage suite (original permit expired; new approval required). Located just steps from parks, walking paths, schools, and shopping, this home is also near the site of the brand-new K–6 public school scheduled to open in Fall 2026. With thoughtful design, energy-efficient features, and room to grow, this is the perfect place to settle into one of NW Calgary’s most desirable family communities.