



GRASSROOTS
REALTY GROUP

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254 Evanscreek Court NW
Calgary, Alberta

MLS # A2248904



\$729,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Smoking Home, Quartz Counters		

Inclusions: N/A

Tons of recent upgrades including brand new Hail-Resistant James Hardie Siding & Roof! Welcome to this beautifully updated two-storey home, perfectly positioned on a quiet cul-de-sac in the highly sought-after, family-friendly community of Evanston. Offering over 2,700 sq. ft. of impeccably maintained, open-concept living space, this home showcases true pride of ownership. Step inside to a spacious foyer with new luxury vinyl plank flooring, updated lighting, and an abundance of natural light. The inviting living room features a cozy gas fireplace and tranquil views of the expansive backyard, creating a perfect space for both relaxing and entertaining. The chef's kitchen is a showstopper, boasting maple cabinetry, brand-new quartz countertops, stylish black hardware, ample counter space, a pantry, and recently updated stainless steel appliances. From here, step out to the large deck and beautifully landscaped yard, which back onto green space—ideal for summer BBQs and gatherings. Upstairs, a generous bonus room provides an additional living area or flexible workspace. The spacious primary suite offers a walk-in closet and a spa-like 5-piece ensuite with a soaker tub, new quartz countertops, dual sinks with updated faucets, and a separate shower. Two additional bedrooms—one with its own walk-in closet—plus convenient upper-level laundry complete the top floor. The finished basement includes a large rec room, an additional bedroom, ample storage, and a bathroom rough-in for future expansion. Additional highlights include a double attached garage, central A/C, a fenced dog run, an irrigation system, and a natural gas line ready for your BBQ, heater, and fire pit. Recent updates include a new roof, garage door, James Hardie exterior, and fresh interior paint, new countertops and sinks throughout, all new door knobs and hinges

and new lighting - making this home truly move-in ready. Located just a five-minute walk to schools, with easy access to parks, pathways, transit, shopping, dining, and major routes including Stoney Trail and Deerfoot, this is a rare opportunity to own a beautifully maintained home in one of Calgary's most desirable neighborhoods. Book your private showing today—this one won't last!