



GRASSROOTS
REALTY GROUP

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90 Evansridge Crescent NW
Calgary, Alberta

MLS # A2249353



\$619,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Evanston—one of Calgary’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’ll find an impressive 15’ x 14’ primary suite large enough to accommodate two king-sized beds. The spa-inspired ensuite showcases full tile detailing and a jetted soaker tub—the perfect place to unwind. A large bonus room offers flexible space for a home office, playroom, or additional family lounge. Location is everything—Evanston 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—this 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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