



GRASSROOTS
REALTY GROUP

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211 Evanscrest Way NW
Calgary, Alberta

MLS # A2254443



\$599,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom home in the highly desirable community of Evanston NW, built by Trico Homes and still in like-new condition! From the moment you arrive, you'll be impressed by the fantastic curb appeal, landscaped front yard, and the inviting front porch that sets the tone for what's inside. Step into a bright, airy main floor featuring 9 ft ceilings and a modern open-concept layout—perfect for today's lifestyle. The east-facing living room is bathed in natural light, creating a warm and welcoming space for relaxing or entertaining. The gourmet kitchen boasts a large quartz island, upgraded gas stove, and a sleek stainless steel double-door refrigerator—a dream setup for any home cook. Just off the kitchen, the spacious dining area is ideal for hosting family dinners or casual get-togethers. A mudroom-style back entry with bench and storage leads to the rear deck, offering the perfect spot for summer BBQs and outdoor gatherings. The double detached garage adds everyday convenience and year-round value. Upstairs, you'll find a generous primary suite complete with a private ensuite and walk-in closet. Two additional well-sized bedrooms share a 4-piece bathroom, while the upper-floor laundry room with side-by-side washer and dryer makes chores easy and efficient. The unfinished basement offers a blank canvas for your future plans—whether it's a home gym, rec room, or in-law suite, the possibilities are endless. All of this is located in the vibrant, family-friendly community of Evanston, known for its parks, playgrounds, schools, and convenient access to shopping and services.