



GRASSROOTS
REALTY GROUP

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**47, 300 Evanscreek Court NW
Calgary, Alberta**

MLS # A2257442



\$349,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions:	N/A
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Location, location, location! This corner townhouse offers exceptional privacy as it backs onto a green space and walking path. The home features a single attached garage and a spacious, open-concept layout all on one level. The large living room flows into the dining area and kitchen, which is equipped with plenty of cabinets, stainless steel appliances, and a large working island with an eating bar. A door off the kitchen leads to a generous east-facing deck. The home includes a convenient laundry room with extra storage, two large bedrooms, and a four-piece bathroom complete with a soaker tub and a cheater door from the master bedroom's walk-through closet. The in-floor heating system adds comfort and value and is located in the storage area alongside the washer and dryer. Ideally situated close to parks, schools, public transportation, shopping, and a variety of restaurants, with easy access to Stoney Trail and Deerfoot Trail for quick travel throughout the city. This property has so much to offer including new flooring in the last month and is a must to see. Shows extremely well.