



GRASSROOTS
REALTY GROUP

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171 Evanscrest Place NW
Calgary, Alberta

MLS # A2261360



\$625,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

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

Inclusions:	N/A
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Step into this beautiful home in the charming community of Evanston! This 3-bedroom, 2.5-bathroom house perfectly blends style, comfort, and functionality. The main floor welcomes you with a bright and open living space, ideal for family gatherings or entertaining guests. The modern kitchen features stainless steel appliances, a large island, and a pantry, seamlessly connecting to the dining and living areas. Large windows flood the space with natural light, creating a warm and inviting atmosphere. A convenient powder room completes the main level. Upstairs, the primary bedroom is your private retreat with an ensuite and walk-in closet, while the two additional bedrooms are spacious and versatile. Common bathroom and upstairs laundry add to the home's convenience. The unfinished basement comes with a separate entrance, 9-foot ceilings, and rough-ins, offering plenty of options to create the space of your dreams. Located close to shopping plazas, parks, playgrounds, walk-in clinics, and easy access to Stoney Trail, this home combines modern living with community convenience. Be the first to make this gorgeous house your dream home!