



GRASSROOTS
REALTY GROUP

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70 Evanscrest Road NW
Calgary, Alberta

MLS # A2262423



\$558,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning Jayman-built 3-bedroom, 2.5-bath home, perfectly situated on a quiet street in the desirable community of Evanston. Featuring nearly 1,581 sq.ft. of beautifully designed living space plus an unfinished basement awaiting your personal touch, this home offers style, comfort, and endless potential. Enjoy your morning coffee on the charming front porch while watching the kids play in the front yard. Step inside to an inviting open-concept main floor with 9-foot ceilings, large south-facing windows, and an abundance of natural light. The spacious living room flows seamlessly into the dining area—ideal for family gatherings and entertaining. A built-in workspace beside the staircase provides the perfect spot for remote work or study. The heart of the home is the modern kitchen, showcasing a large island with seating for three, granite countertops, a subway tile backsplash, stainless steel appliances, and elegant cabinetry with mantel detailing. The rear mudroom features a convenient powder room and leads to a large deck and a sunny south-facing backyard—perfect for BBQs and outdoor enjoyment. With rear lane access, there’s room for a future oversized double garage or RV/boat parking. Upstairs, the primary suite offers a walk-in closet and a bright 4-piece ensuite. Two additional spacious bedrooms, a stylish main bath, and upstairs laundry complete the upper level. The open basement features a large south-facing window, offering great potential for a future recreation room or additional living space. Recent upgrades include a brand-new roof, new siding, soffits, downspouts, and a new dishwasher—providing peace of mind and great curb appeal. You’ll also love the instant hot water system for everyday convenience. Located close to parks, playgrounds, schools, and with easy access to Stoney Trail and Symons

Valley Parkway, this turn-key Jayman-built home is move-in ready. Don't miss the opportunity—schedule your private showing today!