



GRASSROOTS
REALTY GROUP

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166 Evanscrest Way NW
Calgary, Alberta

MLS # A2265033



\$639,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: TV wall mount on main floor, shed, microwave hood fan (handle is broken slightly),

Welcome to the highly sought-after northwest community of Evanston! This beautiful double attached garage home offers over 2,100 sq. ft. of developed living space, featuring 4 spacious bedrooms and 3.5 bathrooms, including a professionally finished basement — perfect for families or anyone who loves to entertain. Step inside to a bright and welcoming foyer that opens to an airy, open-concept main floor with gorgeous hardwood flooring and large south facing windows that flood the space with natural light. The gourmet kitchen is a chef's dream, complete with upgraded stainless steel appliances including a gas stove, granite countertops, a corner pantry, and a massive center island ideal for meal prep and casual dining. The adjoining dining area is perfect for family dinners or gatherings, while the spacious living room provides a comfortable space to relax, watch movies, or spend time with loved ones. A convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet featuring a large window and a 3-piece ensuite with a standalone shower & granite counter tops. Two additional generous bedrooms, a 4-piece main bathroom, and upper-level laundry add functionality and comfort to the space. The fully finished basement expands the living area with a large recreation room, a 4th bedroom, and a full bathroom with ample counter space — perfect for guests or a teenager's private getaway. Step outside to your beautifully landscaped south facing backyard, featuring a large deck with a BBQ gas hookup, a lower concrete patio and a storage shed! Well maintained with mature trees at the back of the yard for added privacy. Additional highlights include central air conditioning to keep you cool during summer months and a rough in for a central vacuum system. Situated in

one of NW Calgary's most desirable communities, this home is close to schools, walking paths, shopping, and amenities, with easy access to Stoney Trail for a quick commute. Don't miss your chance to own this stunning Evanston home — it's the perfect blend of comfort, style, and location. Lovingly cared for by the original owners!