



GRASSROOTS
REALTY GROUP

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101 Evanscreek Court NW
Calgary, Alberta

MLS # A2278478



\$724,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, See Remarks		

Inclusions: n/a

Extraordinary opportunity to live in the highly sought-after community of Evanston! Ideally located close to shopping, schools, transit, and major roadways, this beautifully maintained home is being offered for the first time since new and truly showcases pride of ownership inside and out. The bright, open-concept main living area is warm and inviting, perfect for both entertaining and everyday living, with an abundance of natural light and a timeless neutral color palette. The spacious primary bedroom features a stunning 4-piece ensuite complete with an oversized soaker tub. This exceptional home offers 3 bedrooms, 3.5 bathrooms, and over 2,600 sq. ft. of fully developed living space, including a fully finished basement with an open-concept layout. Recent upgrades include central air conditioning, a new high-efficiency furnace, gemstone lighting, an automated sprinkler system, new eavstroughs and roof. Situated on a corner lot, the property also boasts an oversized heated garage and a 12' x 18' shed with skylights, providing ample storage and workspace. This home is truly a must-see, you won't be disappointed.