



**74 Evansridge Crescent NW
Calgary, Alberta**

MLS # A2286318



\$544,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Bonus Room 2 x bookshelves attached to the wall, Shelving in 2nd Bathroom upstairs, Baby Gates top and bottom of stairs

Welcome to this well cared for 2 storey home located on a quiet street in the established NW community of Evanston. With parks, playgrounds and schools close by, this is a practical, family friendly location with everyday convenience built in. The main floor offers a bright, open concept layout with 9 ft ceilings and large windows that draw in natural light from the south facing backyard. The kitchen features white cabinetry, stainless steel appliances, ample counter space and a pantry for additional storage. The adjoining dining and living areas create an easy open concept flow for daily living and entertaining. A main floor powder room completes this level. Durable laminate flooring runs throughout the main living space. Upstairs, the vaulted bonus room provides flexible space for a family room, home office or play area. The upper-level laundry room adds functionality and ease to everyday routines. The primary bedroom includes a walk-in closet and private 4 pc ensuite. Two additional bedrooms and a full bathroom complete the upper level, offering a practical layout for families or guests. The basement is untouched providing a clean slate for future development with a bathroom rough in, central vac rough in, and radon mitigation system already installed! The fenced south facing backyard includes a deck (freshly painted) and usable outdoor space for children, pets or summer gatherings. An attached single garage and 2 car driveway provide ample parking and storage. A move in ready home in a beautiful NW community with quick access to shopping, major roadways and everyday amenities. Roof 2025, Siding 2025, Garage Door 2025, 5 Windows at the front of the house 2025, Furnace 2013, Hot Water Tank 2013, Radon Mitigation System installed, Central Vac rough-in, United Alarm System (buyer would have to set up a contract if they want to use it).