



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**67 Evansmeade Crescent NW**  
**Calgary, Alberta**

**MLS # A2286328**



**\$679,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Watch your kids walk to school! Welcome to this well-maintained 3+1 bedroom, 3.5-bath family home in the sought-after community of Evanston, offering over 2,200 sq ft of thoughtful living space with a fully finished basement. Backing onto reserved greenspace with no neighbors behind, this home provides exceptional privacy and tranquility. Step inside to a bright and sunny South-East-facing open floorplan on the main level. The well-appointed Kitchen features a centre island with eating bar, stainless steel appliances including fridge and dishwasher, and ample cabinetry for everyday convenience. The Living room with a gas fireplace creates a warm and inviting atmosphere, while the adjacent Dining room leads to a full-width deck with gas hookup&mdash;perfect for summer barbecues and outdoor entertaining. A powder room and Laundry complete the main level. The Double attached heated garage adds comfort during Calgary winters. On the upper level, the generous South-East-facing Primary bedroom offers a peaceful retreat with a walk-in closet and 5-piece ensuite bath featuring double vanity, jetted tub, and separate shower. Two additional well-sized bedrooms, both with walk-in closets, share a convenient 4-piece full bath. The fully finished basement newly renovated in 2024 provides excellent additional living space with a spacious Recreation room, 4th bedroom, and full bath&mdash;ideal for guests, growing families, or a home theater setup. Recent upgrades provide peace of mind: new roof shingles (Level 4), new eavestroughs, newer furnace and hot water tank, and air conditioning for year-round comfort. Step outside to the South-East-facing, fully fenced and landscaped backyard with storage shed, backing onto reserved greenspace&mdash;offering exceptional privacy and plenty of space for outdoor play and relaxation. Located in

family-friendly Evanston, this home is just a 9-minute walk to Kenneth D. Taylor School and steps to walking and cycling paths. Close to Creekside Shopping Centre, with easy access to Beddington Trail, Stoney Trail, parks, and transit. This move-in ready home combines privacy, upgrades, and an unbeatable location!