



**8 Evanscrest Way NW
Calgary, Alberta**

MLS # A2290227



\$592,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Mount, Window Valences

Evanston - 8 Evanscrest Way NW: Welcome to this former Pacesetter Homes showhome, ideally situated on a corner lot in the desirable community of Evanston. A charming front porch greets you, enhancing the home's curb appeal. Offering 1,493 sq ft of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, and central A/C. The bright and open main floor showcases a spacious living room with a tiled gas fireplace, built-in speakers, and large windows that flood the space with natural light. The U-shaped kitchen is both stylish and functional, featuring quartz countertops, a tile backsplash, stainless steel appliances, a corner pantry, and peninsula seating for three. The adjacent dining area offers space for entertaining, while a convenient 2-piece powder room and mudroom complete the main level. Upstairs, the spacious primary bedroom offers a walk-in closet, built-in speakers, and a 4-piece ensuite with dual sinks and a glass shower. You will find two additional bedrooms, a 4-piece main bathroom, and a laundry closet providing comfort and convenience for the whole family. The unspoiled basement offers excellent potential for a future fourth bedroom, recreation room, and additional bathroom. The lot is beautifully landscaped, featuring a fully fenced west-facing backyard with a sunny, south-facing extra-wide side yard, a grassy play area, a spacious deck for entertaining, and an oversized detached double garage with paved back lane access. Additional upgrades include a reverse osmosis water filter and new shingles in 2024. Ideally located with quick access to the airport and major roadways, including Stoney Trail and Deerfoot Trail, this quiet, family-friendly community offers an abundance of amenities such as shops, schools, parks, playgrounds, restaurants, and more.