



**126 Evansmeade Crescent NW
Calgary, Alberta**

MLS # A2303857



\$549,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this spacious and cozy 2-storey walk-out home in the sought-after community of Evanston, ideally located within walking distance to schools and transit. Offering 3+1 bedrooms and 2.5 bathrooms, this home features a thoughtful layout perfect for family living and entertaining. The large front porch leads into a welcoming foyer with a generous closet, opening into a bright great room and a functional kitchen with plenty of space for a large dining table and direct access to the oversized deck. Upstairs, you will find two good-sized bedrooms and a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The walk-out basement is designed for entertaining, complete with a sizable wet bar, a large bedroom with access to its own 4-piece bathroom, and a spacious recreation area that opens to the huge backyard. There is also ample room to add a future double garage.