



**118 Evansmeade Crescent NW
Calgary, Alberta**

MLS # A2137566



\$899,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: None

OPEN HOUSE Sunday June 16 from 2:00PM to 4:00PM Discover this stunning custom-built home in Evanston! It's perfect for families or as an investment opportunity with a separate entry for renting out the lower level while enjoying the main residence upstairs. With breathtaking views from two levels of decks, an open concept flooded with natural light, and a gourmet kitchen featuring waterfall quartz counters and stainless appliances, with a brand-new fridge it's perfect for entertaining. There are 5 bedrooms including a luxurious master suite with French doors opening to the upper deck. Main floor has office/Den is perfect for work from home or use as an additional bedroom, The professionally developed walk-out basement boasts a fifth bedroom, spacious rec room, and optional kitchen, along with a concrete patio and fully finished storage. Located in a quiet neighborhood with easy access to Stoney Trail and within walking distance to schools, shopping and transit this south-facing gem is ready to become your new home. Book your showing today.