



GRASSROOTS
REALTY GROUP

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**24 Evansfield Crescent NW
Calgary, Alberta**

MLS # A2189712



\$899,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: n/a

This Trico built SHOWHOME in the desirable NW community of Evanston offers a contemporary floor plan and over 3400 sqft of developed living space! Ideally located close to shopping, schools, public transportation, and Stoney Trail, this home provides both convenience and luxury. The spacious main floor features an open living room with large bright windows and a gas fireplace, a private office with pocket doors, and a gourmet kitchen which includes a large center island, quartz countertops, walk-through pantry, and built-in stainless steel appliances. Upstairs, you'll find four bedrooms, including the primary suite which offers a luxurious 5-piece ensuite with a soaker tub, his/her sinks, and a separate shower with glass surround, plus a walk-in closet. The centrally located bonus room provides another living space for the growing family but also provides separation between the primary bedroom and the remaining 3 bedrooms and full bathroom. A conveniently located laundry room is also found on this floor. Down in the fully finished basement, there is another family room/ TV room, large rec room, full 4 piece bathroom and a beautiful wet bar with a huge island great for entertaining. There is also a side entrance for easy access. Other upgrades include A/C, tankless hot water, new siding, and new upgraded roof shingles(4 IKO Nordic shingles with transferable workmanship warranty). This beautiful home is move in ready and expected to sell fast so book a private showing today before it's gone!