



**58 Evanscrest Manor NW  
Calgary, Alberta**

**MLS # A2202482**



**\$529,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** NA

Welcome to 58 Evanscrest Manor NW. This home offers an inviting 180-degree city garden view that creates a serene and scenic approach. As you arrive, you'll be greeted by a charming porch, leading directly into the warm and inviting interior. Alternatively, the practicality of a double-attached garage provides easy access, especially during colder months. For those hot summer days, enjoy the comfort of central air conditioning, ensuring a pleasant indoor temperature as you wish. The open-concept main floor effortlessly blends functionality with elegance, making it perfect for both everyday living and entertaining. The spacious living room, dining area, and kitchen form a cohesive space, with a southwest-facing window that bathes the room in natural light. The sleek, stainless-steel appliances in the kitchen bring a modern touch, creating an ideal setting for any home chef. Upstairs, you'll discover three generously-sized bedrooms, each designed with comfort in mind. The primary suite is a true retreat, complete with an ensuite bathroom and a walk-in closet. You'll enjoy the same breathtaking views that you admired from the living room, adding to the room's tranquil atmosphere. The laundry room is conveniently located on this level, making household chores a breeze. Additionally, a fourth room with good size window near the garage offers endless possibilities. Whether you choose to use it as a home gym, office, recreation room, or guest room, it's versatile enough to suit your needs. This home truly combines luxury and practicality, all while being surrounded by a peaceful and beautiful natural setting. Welcome home!