



GRASSROOTS
REALTY GROUP

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36 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2208114

\$439,900



Division:	Evanston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Ceiling Fans and Remotes (in each upstairs bedroom), TV Mount

Rarely do units with this desirable floorplan come available in the complex...and you don't want to miss it. This meticulously maintained home has a bright and spacious main floor with an open concept floorplan that allows you the flexibility to have space for everything you need. Living room, dining area and home office? No Problem! Maybe you prefer to have space for yoga, a piano or toy storage? No matter what your needs are, this main floor has the flexibility to adapt. The kitchen is absolutely stunning, with modern white shaker cabinets, quartz countertops, stainless steel appliances, sleek tile backsplash, a separate pantry, a large central Island with additional storage and breakfast bar...perfect for entertaining. Upstairs features a "dual" master floorplan with 2 generous sized bedrooms, each with their own 4 piece ensuite and double closets, and easy access to the laundry room conveniently located just down the hall. This home also has beautiful laminate floors throughout the main level, lots of natural light, main floor 12' bath, custom window coverings, and neutral tones throughout. The lovely front patio (with gas BBQ line) is the perfect spot to relax, while you overlook the central courtyard. Not to be missed is the attached double (tandem) garage, with plenty of space for 2 vehicles, or additional storage if needed. The complex is well managed with low monthly condo fees, and is ideally located near parks, pathways, restaurants, groceries, schools, and so much more. This townhouse flawlessly combines comfort and functionality, making it an ideal choice in the vibrant community of Evanston...you don't want to miss it!