



GRASSROOTS
REALTY GROUP

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51 evanscrest Common NW
Calgary, Alberta

MLS # A2213016



\$629,990

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Off Street, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lav		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Hot tube

WOW! Discover this beautifully designed, fully finished 2-storey home featuring an exceptional layout and a newly completed basement. With a south-facing backyard, you'll enjoy abundant natural light throughout the day and extra warmth during the winter months. Upon entering, you'll notice the thoughtfully designed main floor, boasting beautifully refinished hardwood flooring, and a flexible office/den space. The spacious kitchen is a chef's dream—open and seamlessly connected to the living and dining areas, with sun-drenched windows overlooking the deck. The backyard features a relaxing hot tub and a large, ultra-low-maintenance yard that offers plenty of space for family activities. Upstairs, the generous primary suite includes a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms, another 4-piece bathroom, and the convenience of upper-level laundry complete this level. The recently finished basement truly elevates the home, offering a bright and versatile space ideal for extra living. It includes a large recreation room, a fourth bedroom, and a 3-piece bathroom—perfect for guests, hobbies, or a growing family. Step outside to find a newly built, oversized double detached garage with soaring 10-foot ceilings and 50A power—perfect for tools, projects, or future workshop needs. Recent updates include a brand-new roof, basement, newer garage, redesigned backyard landscaping, fresh interior paint, and refinished hardwood floors. Pride of ownership is evident throughout, and with ample street parking out front, this turn-key home is a must-see—perfect for the next growing family.