



**178 Evansmeade Common NW
Calgary, Alberta**

MLS # A2299058



\$599,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 178 Evansmeade Common NW, a beautifully maintained and fully developed two-storey home nestled on a quiet street in the desirable community of Evanston. Offering over 2,000 sq ft of thoughtfully designed living space, this 4-bedroom, 3.5-bathroom home is the perfect blend of comfort, functionality, and family-friendly living. Step inside to a bright open-concept main floor where everyday life and entertaining come together seamlessly. The spacious living room features a cozy gas fireplace, creating the perfect gathering place for family movie nights or relaxing evenings at home. The stylish kitchen is equipped with quartz countertops, stainless steel appliances, and ample prep space, while the sunny dining area opens directly onto the large rear deck for easy indoor-outdoor living. The landscaped yard is ideal for children to play, pets to roam, or summer get-togethers with friends and family. The oversized heated double garage adds convenience year-round, with extra room for storage, bikes, and all your family gear. Upstairs, you’ll find three generous bedrooms including a spacious primary suite with a walk-in closet and private ensuite. The fully finished basement offers exceptional flexibility with a large fourth bedroom, 4-piece ensuite and a large recreation/family room – perfect for extended family, guests, or growing teenagers who need space of their own. Additional updates include central air conditioning, central vacuum, a 50-gallon hot water tank, newer deck, and more, ensuring move-in-ready comfort. Evanston is a sought-after community in NW Calgary, known for its welcoming atmosphere, family-friendly streets, parks, playgrounds, scenic pathways, and excellent schools. With shopping, restaurants, recreation, and quick access to major routes just minutes away, daily life is both convenient and connected.