



**GRASSROOTS**  
REALTY GROUP

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126 Evansmeade Crescent NW  
Calgary, Alberta

MLS # A2303857



**\$549,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this spacious and cozy 2-storey walk-out home in the sought-after community of Evanston, ideally located within walking distance to schools and transit. Offering 3+1 bedrooms and 2.5 bathrooms, this home features a thoughtful layout perfect for family living and entertaining. The large front porch leads into a welcoming foyer with a generous closet, opening into a bright great room and a functional kitchen with plenty of space for a large dining table and direct access to the oversized deck. Upstairs, you will find two good-sized bedrooms and a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The walk-out basement is designed for entertaining, complete with a sizable wet bar, a large bedroom with access to its own 4-piece bathroom, and a spacious recreation area that opens to the huge backyard. There is also ample room to add a future double garage.