



**99 Evansmeade Crescent NW
Calgary, Alberta**

MLS # A2307968



\$775,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, No B...		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

OVERSIZED Private Pie-Shaped Outdoor Oasis with a sun-drenched, south-facing massive deck...an entertainer's or gardener's dream! Tucked away on a quiet cul-de-sac, this AIR-CONDITIONED executive 2-storey home perfectly blends modern updates with exceptional outdoor living space. Inside, enjoy new renovations throughout, featuring a bright open-concept layout, stylish brand new "refinished" hardwood flooring, brand new carpet throughout, professionally painted throughout, new lighting, and a contemporary kitchen with granite counters and an oversized granite island. Refinished white kitchen cabinetry and new stainless steel appliances provide such a sleek / sophisticated look. The great room showcases a feature stone fireplace, perfect for cozy evenings. Adjacent to the living area is a dining / flex room. A laundry room and half bath complete the main level. Ascend to the upper bonus room with cathedral ceilings and large windows. The master suite is the perfect retreat, with its spa-like ensuite complete with a corner soaker tub, double sinks on granite counters, a stand-up shower, plus a spacious walk-in closet. Two extra bedrooms and an adjacent 4 piece bathroom with granite counters complete upper level. The fully finished basement is spacious, with a 4th bedroom, plus a full bathroom and large storage area (could be a 5th bedroom space). This home boasts a new roof and new siding! With modern updates, timeless design, and one of the largest lots in the neighbourhood, this home is move-in ready and built for lasting enjoyment.