



123 Evanscrest Way NW
Calgary, Alberta

MLS # A2309867



\$649,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Stone Counters		

Inclusions: Lower level: microwave and refrigerator.

Welcome to this beautifully maintained detached home in the highly sought-after community of Evanston, offering comfort, functionality, and true move-in-ready living. Step inside to a spacious foyer that opens into a bright and inviting living room, perfect for relaxing or entertaining. The kitchen is thoughtfully designed with a central island, stainless steel appliances, and abundant cabinetry, all complemented by brand new vinyl plank flooring that flows throughout the main level. A convenient mudroom, pantry and 2-piece bathroom complete this floor. Upstairs, you'll find three generous bedrooms including a large primary retreat featuring its own private ensuite. Two additional bedrooms and a versatile bonus room provide the perfect space for a growing family, home office, or media area. The fully finished walk-up basement offers incredible flexibility with a kitchenette, flex room, and a full 4-piece bathroom, ideal for extended family and guests. Additional highlights include a double attached garage, brand new roof, fresh paint throughout, and meticulous pride of ownership at every turn. Located close to schools, parks, and a wide variety of shopping and retail amenities, this home combines convenience with exceptional value. A fantastic opportunity to own a truly move-in-ready home in one of NW Calgary's most desirable communities.