



**31 Evansridge Crescent NW
Calgary, Alberta**

MLS # A2311513



\$639,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,885 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Side E | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Interior Lot, Level, Low Maintenance Landscape, No Back Lane, Sloped Down | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautiful Jayman BUILT home located in the established family community of Evanston. Thoughtfully designed with a unique and functional layout, this 3 bedroom, 2.5 bathroom home offers comfort, flexibility, and incredible natural light throughout. The main floor features a warm blend of hardwood flooring and tile, while the inviting living room is anchored by a cozy natural gas fireplace. At the heart of the home, the kitchen and dining spaces offer something truly special — two separate decks with sliding patio doors, one directly off the kitchen and another off the dining area, creating multiple outdoor spaces perfect for entertaining, BBQs, or simply following the sun throughout the day. Situated on a desirable west-backing sunshine lot, this home is filled with natural light and offers beautiful afternoon and evening sun exposure in the backyard. The east-facing driveway and attached double garage provide excellent morning light and everyday convenience. Upstairs, you’ll find a spacious bonus room along with three well-sized bedrooms, including a comfortable primary retreat designed for relaxing at the end of the day. The basement is undeveloped and ready for future possibilities, featuring larger windows and a gentle slope away from the home that creates a bright and open feel — offering many of the benefits buyers love about sunshine basements without being a full walkout. Additional updates including newer siding and a newer roof provide added value and peace of mind. Located close to parks, schools, pathways, shopping, and major commuter routes, this is a wonderful opportunity to own a thoughtfully cared for home in one of NW Calgary’s most popular communities.