



**147 Evanscrest Park NW
Calgary, Alberta**

MLS # A2320856



\$639,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,739 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: None

Welcome to this beautifully maintained two-storey home in the sought-after community of Evanston in NW Calgary. This modern home offers a perfect balance of design and functionality, built for today's lifestyle. Situated just minutes from essential amenities, commercial plazas, parks, and excellent schools, this home offers convenience and comfort. As you step inside, you'll be welcomed by the bright, spacious OPEN-CONCEPT main floor, featuring a living area, a formal dining space, and a beautiful tucked-in REAR KITCHEN with LARGE WINDOWS that fill the space with natural light. Sleek quartz countertops, stainless steel appliances, ample cabinetry, and a CORNER PANTRY offering plenty of storage for your cooking essentials are the main highlights of the kitchen. Upstairs, you'll find two generous bedrooms, a versatile BONUS ROOM ideal for a family room, home office, or kids' play area, and a large primary bedroom with a walk-in closet and private ensuite. Step outside to enjoy a beautifully landscaped backyard with a CUSTOM-BUILT DECK perfect for evening gatherings. The unfinished basement is open and ready for your imagination. Centralized air conditioning, a double detached garage, an oversized deck, and a landscaped backyard are the highlights of this home. Extensive bike paths intricately connect the neighborhood, manicured walking trails, and numerous parks. Finally, commuting is a breeze with incredibly easy, immediate access to Stoney Trail, and you are only about 15 to 20 minutes from the Calgary International Airport. Whether you are starting your homeownership journey or looking for the perfect place to grow your family, this is your chance to own a beautiful family home in one of Calgary's most vibrant north-west communities.