



GRASSROOTS
REALTY GROUP

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135 Evansridge Crescent NW
Calgary, Alberta

MLS # A2327778



\$685,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped Up		

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

Inclusions: Negotiable - Wall mounted 55" TV, Bookcases/shelving, Entertainment Stand, Patio Furniture

Discover the perfect blend of style, functionality, and everyday comfort in this exceptional Jayman built home, ideally situated in the established and sought after family-friendly community of Evanston. Designed with an intelligent floor plan that maximizes both space and functionality! This beautiful two-storey home offers 3 bedrooms, 2.5 bathrooms, and a layout that adapts effortlessly to modern family living. New luxury vinyl plank flooring and durable tile enhance the main level, while the living room invites you to unwind beside the warmth of a natural gas fireplace. A true highlight of the home is its thoughtfully designed indoor-outdoor connection. The central kitchen and adjoining dining area each open onto their own private deck through separate sliding patio doors, creating two distinct outdoor living spaces that are perfect for entertaining guests, enjoying family dinners outdoors, or simply relaxing in the sunshine. The upper level offers a well-sized bonus room providing endless flexibility as a media room, children's play area, or home office. The primary bedroom & ensuite offer a spacious, relaxing retreat complete with his/her sinks, a large soaker tub & a well-sized shower. Two additional spacious bedrooms as well as a spacious laundry room complete the level. The unfinished basement is ready for your personal vision, whether you're planning additional living space, a home gym, additional bedrooms or just extra storage. Located just moments from schools, parks, scenic pathways, playgrounds, shopping, restaurants, and major transportation routes, this home delivers an outstanding lifestyle in one of Northwest Calgary's most sought-after neighbourhoods. Beautifully designed, exceptionally maintained, and filled with features that set it apart, this is a home that truly deserves your attention.

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