



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Evanscrest Way NW
Calgary, Alberta

MLS # A2333085



\$699,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Alley Access, Double Garage Attached, Garag		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Basement: Fridge, Stove, Dishwasher

Welcome to this spacious family home offering over 2,400 sq. ft. of total developed living space, a WALKOUT BASEMENT with an ILLEGAL SUITE, and a large pie-shaped yard with GATED lane access and RV PARKING. The main floor features 9-foot ceilings, vinyl plank flooring, a bright open layout, and a cozy gas fireplace with stone detailing and built-ins. The kitchen includes GRANITE COUNTERTOPS, stainless-steel appliances, a WALK-THROUGH pantry, and plenty of room for a large dining table. A mudroom with built-in bench, hooks, and storage adds everyday convenience. Upstairs offers a LARGE BONUS room, three spacious bedrooms, two full bathrooms, and upper-floor laundry. The primary bedroom includes a walk-in closet and private ensuite with a skylight. The WALKOUT lower level has a separate extra-wide entrance, bedroom, full bathroom, laundry hookups, kitchen, and a BRIGHT LIVING ROOM. OTHER FEATURES: Roof (2025), Siding (2025), Hot water tank (2025), Basement upgrade (2025) including new appliances, stamped concrete patio, storage shed, gardens, exposed aggregate driveway, and plenty of space to relax or entertain. Enjoy quick access to major roads, shopping, restaurants, and other everyday amenities, making daily life both convenient and enjoyable. A wonderful opportunity to own a move-in-ready home in a family-friendly community. ***VIRTUAL TOUR AVAILABLE***