



GRASSROOTS
REALTY GROUP

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32 Evanscrest Court NW
Calgary, Alberta

MLS # A2333920

\$489,900



Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,507 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water		

Inclusions: Dining mirror

Welcome to this rare 2021-built END UNIT townhome in the vibrant NW community of Evanston! Offering 1,507 Sqft. of beautifully designed living space, this bright 3-storey home features 3 BEDROOMS, 2.5 BATHROOMS, CENTRAL AIR CONDITIONER, UPGRADED FINISHES and the added privacy plus natural light of an end unit, giving it the feel of a semi-detached home. Step through the LANDSCAPED & FENCED FRONT YARD into a welcoming MAIN FLOOR FOYER with a versatile FLEX SPACE that is ideal for a HOME OFFICE, study area or additional functional space. The SECOND level is the heart of the home, with a spacious open concept living, dining, kitchen and 9ft ceiling designed for both comfortable everyday living and entertaining. The front of the house is south-facing with large tinted privacy windows bringing in abundant natural light. This unit is upgraded with stainless steel appliances, black matte finishes, under-sink water filtration system, sleek cabinetry and upgraded quartz countertop all through the house. Step outside onto the OVERSIZED DECK with a gas hookup for BBQs, an exceptional outdoor extension of the living space with room to comfortably host family and friends, outdoor dining or simply just for relaxation. The THIRD level keeps everything conveniently together, featuring ALL THREE BEDROOMS, TWO FULL BATHROOMS and UPPER-FLOOR LAUNDRY. The spacious PRIMARY RETREAT includes its own PRIVATE ENSUITE, while two additional bedrooms and another full bathroom complete this functional family-friendly floor. With energy efficiency in mind, this home also features a TANKLESS HOT WATER system, CENTRAL A/C and a HEATED DOUBLE ATTACHED GARAGE. The oversized driveway accommodates TWO MORE VEHICLES, providing parking for up to FOUR, while VISITOR PARKING

STALLS are located directly behind the unit, an added bonus when entertaining guests. Linking major roadways like Stoney Trail in 2-3mins, this vibrant location offers CONVENIENT ACCESS to daily essentials including schools, parks, restaurants, shopping and transit. This is not your average townhome - BOOK YOUR PRIVATE SHOWING TODAY!