



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Evansmeade Crescent NW
Calgary, Alberta

MLS # A2348658



\$649,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Street		

Heating:	Fireplace(s), 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:	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Hot Tub		

Welcome to 115 Evansmeade Crescent NW, a beautifully maintained family home offering over 2,200 sq. ft. of total developed living space, including a fully finished basement, extensive recent updates and a private backyard retreat in the established community of Evanston. With 4 bedrooms, 3.5 bathrooms and a highly functional three-level layout, this home has been thoughtfully cared for and improved throughout. A major advantage is the extensive recent investment in the property, including new siding, eavestroughs and roof in 2024, along with a newer refrigerator and dishwasher, updated garage door seals, numerous replaced electrical outlets, refreshed basement paint and carpet, reinforced backyard gates and extensive interior painting. The attached double garage is another standout, having been insulated, finished and heated, providing a comfortable and practical space year-round. Inside, the main floor features a bright, open layout with large windows, hardwood flooring, a spacious living room, dining area and functional kitchen with a pantry, along with convenient main-floor laundry and a 2-piece powder room. Upstairs, the large bonus room with a gas fireplace provides an inviting second living space, while the generous primary bedroom features dual walk-in closets and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement extends the living space with a large recreation room, 4th bedroom, 3-piece bathroom and plenty of storage. The value continues outside with a private, north-facing backyard that enjoys plenty of sunshine throughout the day. Rear-lane separation, mature evergreen and aspen trees, established landscaping and a fenced yard help create a private outdoor setting, complete with a deck, hot tub and additional storage sheds. It's an ideal space for

summer entertaining, kids, pets or simply unwinding at home. Located on a quiet street in a mature part of Evanston, the home is close to shopping, parks, playgrounds, ponds and scenic walking paths, with everyday amenities easily accessible. This move-in-ready home offers the space, major updates, heated garage and private outdoor setting that are increasingly difficult to find at this price point. Book your private showing today.