



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Evanscrest Way NW
Calgary, Alberta

MLS # A2351354



\$625,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	None
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WELCOME HOME! This well-maintained home offers 4 bedrooms, 3.5 bathrooms, and a FULLY FINISHED WALKOUT basement, providing plenty of space for the whole family. Step inside and enjoy the BRAND-NEW luxury vinyl plank (LVP) flooring, fresh paint, and 9-foot ceilings that create a bright and open feel. The kitchen features a spacious island with quartz countertops and a pantry for extra storage. The fully finished WALKOUT BASEMENT provides additional living space, perfect for entertaining, relaxing, or accommodating guests. Outside, the exposed aggregate driveway adds to the home's curb appeal. With recent updates and plenty of space to enjoy, this home is move-in ready. You will enjoy everything the neighborhood has to offer, including excellent schools, parks, playgrounds, the scenic Evanston Ridge, and an extensive network of walking and biking paths. With quick access to major roads, shopping, restaurants, and everyday amenities, this home offers the perfect balance of comfort, convenience, and location. ***VIRTUAL TOUR AVAILABLE***