

# \$749,900 - 254 Evanscreek Court Nw, Calgary

MLS® #A2226348

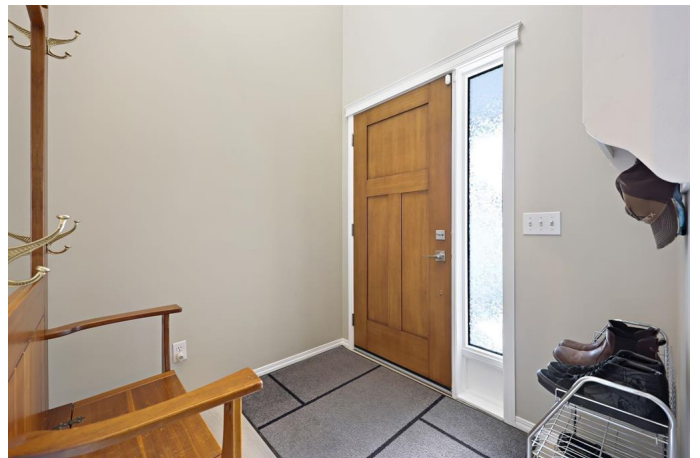
**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to this stunning two-storey home, ideally situated on a quiet cul-de-sac in the highly sought-after, family-friendly community of Evanston. Offering over 2,700 sq. ft. of impeccably maintained, open-concept living space, this property exemplifies pride of ownership throughout. Upon entering, you're welcomed by a spacious foyer, recently updated luxury vinyl plank flooring, and an abundance of natural light that fills the main level. The bright and inviting living room centers around a beautiful gas fireplace and offers serene views of the expansive backyard—an ideal space for relaxing or entertaining. The chef's kitchen boasts maple cabinetry, ample counter space, a pantry, a convenient eating bar, and recently updated stainless appliances. Step outside to the large deck and landscaped yard backing onto green space, perfect for hosting friends and family. Upstairs, a generous bonus room provides a great secondary living area or workspace. The spacious primary suite features a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms for the kids and laundry complete the top floor. Spacious basement includes a large rec room with included pool table, additional bedroom, plenty of storage and a bathroom rough-in for future development. Additional features include a double attached garage, no HOA fees, central AC, fenced dog run, irrigation, natural gas line to BBQ, heater



and fire pit, new roof, new garage door, new James Hardy exterior and an unbeatable location! Enjoy the convenience of being a 5-minute walk to nearby schools, with easy access to parks, pathways, transit, shopping, dining, and major routes such as Stoney Trail and Deerfoot. Truly an amazing home at a great price that won't last long so call today to book your private showing!

Built in 2005

### **Essential Information**

MLS® #	A2226348
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	254 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Laminate Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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