

# \$685,000 - 20 Evanscrest Place Nw, Calgary

MLS® #A2262762

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,765 sqft

Single Family on 0.09 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 11TH, 1-4 PM. This wonderful family home is situated in the lively Evanston neighbourhood. Spanning over 2,500 sq. ft. of living space across three levels, it comes equipped with impressive upgrades, such as resilient vinyl plank flooring on the main level and basementâ€™perfect for families with kids and pets! Experience the openness of 9-foot ceilings accentuated by a stylish 6-foot built-in electric fireplace that adds both charm and warmth. The bright and welcoming kitchen boasts upgraded cabinetry, a pantry, granite countertops, and a large island, making it an ideal spot for entertaining guests. On the upper level, youâ€™™ discover a spacious, centrally located bonus room, a generous primary suite with a walk-in closet and a luxurious 4-piece ensuite, as well as two comfortable bedrooms for the kids and a 4-piece main bath. The fully finished basement features a spacious family area, a four-piece bathroom, and a soundproof bedroom/denâ€™™ ideal for gaming or providing a peaceful retreat for shift workers. Adding to the allure of this property are a brand new roof on both the house and the garage, ensuring durability and peace of mind for years to come. Outside, not only does the low-maintenance landscaping complement the home effortlessly, but youâ€™™ also love the fully fenced yardâ€™™ ideal for kids and pets to play safely. Central air conditioning has also been installed, ensuring you stay cool and



comfortable during those warm summer months. Last but certainly not least is the amazing triple detached garage! This space is a true hideaway for dad and the boysâ€”a beautifully crafted MAN CAVE! Heated and featuring custom cabinetry along with ample storage, where else in town can you find a triple garage like this? Enjoy! It may be hard to pry anyone away from this incredible space!  
(id:6289)

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2262762      |
| Price          | \$685,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,765         |
| Acres          | 0.09          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 20 Evanscrest Place Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1J2                 |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping                           |
| Features       | Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup |
| Parking Spaces | 3                                                             |
| Parking        | Detached Garage, Garage, Heated Garage, Oversize              |
| # of Garages   | 4                                                             |

**Interior**

|                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up |
| Heating         | Natural gas Forced air                                                                                                                          |
| Cooling         | Central air conditioning                                                                                                                        |
| Fireplace       | Yes                                                                                                                                             |
| # of Fireplaces | 1                                                                                                                                               |
| # of Stories    | 2                                                                                                                                               |
| Has Basement    | Yes                                                                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl siding    |
| Exterior Features | Landscaped      |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

## Listing Details

Listing Office      Real Broker



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