

## 15 Evanscrest Way Calgary, Alberta

**MLS # A2258178**



# \$610,000

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

**PRICE REDUCED!!!!.** Welcome to 15 Evanscrest Way. Well maintained and move in ready. This 2 storey house with total 4 bedrooms and 3.5 bathrooms. You walk into the house and you will love the bright and open concept of good sized kitchen and living room. Don't forget the deck, perfect for barbecue and place to relax while drinking your favourite drinks . Upstairs, the generous primary suite includes a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms, another 4-piece bathroom, and the convenience of upper-level laundry complete this level. Downstairs WALK OUT basement truly elevates the home, offering a bright and versatile space ideal for extra living. It includes a large living room, a fourth bedroom, and a 4-piece bathroom perfect for guests or a growing family. Step outside to find huge backyard, lot of space for family to enjoy . New roof, sidings and fresh interior paint. Minutes away from restaurant and groceries. Easy access to stoney trail.