

47 Evanscrest Way NW
Calgary, Alberta

MLS # A2341000



\$690,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Alley Access, Double Garage Attached, Garag		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s)		

Inclusions: Basement: Fridge, Stove, Dishwasher

SPACIOUS WALKOUT FAMILY HOME WITH POTENTIAL RV PARKING & LARGE PIE-SHAPED YARD-Welcome home to this beautifully upgraded family home presented with over 2400 sq. ft. of developed living space including a full WALK-OUT BASEMENT with and illegal SUITE on a large pie-shaped lot with convenient gated lane PARKING FOR YOUR RV or an EXTRA PARKING SPACE. The main floor boasts 9-Foot ceiling, brand NEW LUXURY VINYL PLANK FLOORS throughout and the (loved by all) open concept layout. As you enter the home you pass through a spacious entryway to the main living area and a cozy fireplace which has cool toned brick detailing and built in shelves with plenty of space for your family photos. The kitchen is well appointed and offers beautiful upgraded GRANITE COUNTERS and stainless steel appliances along with the convenient walk through pantry. Groceries go from your garage straight into the pantry through the mudroom. There's ample dining space for your large family or when you invite your friends. The mudroom has upgraded built-ins which include: bench seating, shelves, hooks and storage. Note the half bath next to the mudroom and this completes the main level. Upstairs you'll find a large welcoming BONUS ROOM, three spacious bedrooms, two full bathrooms, and UPPER FLOOR LAUNDRY. The generous primary bedroom includes a walk-in closet and private ensuite with a skylight. The WALKOUT lower level provides excellent flexibility with a separate entrance, newly upgraded large door/window done by Lux Windows. The suite has a private entrance, high ceilings, new kitchen and stainless steel appliances, a full bathroom, living area and a large bedroom with large egress window. This thoughtfully designed suite offers potential for extra space and guests!

Numerous updates add peace of mind in this home including a ROOF (2025), SIDING (2025), HOT WATER TANK (2025), BRAND NEW FLOORS AND BASEMENT UPGRADE (2025)! Outside you’l enjoy the large pie shaped back yard, with stamped concrete design patio, beautiful gardens and a shed. In the front find a double attached garage and exposed aggregate drive way with two additional parking spots. The lane access entrance at the back is gated for a total of 5 parking spaces at this home. Located close to schools, shopping, restaurants and everyday amenities, this move-in-ready home combines space, functionality, upgrades and convenience in a sought after family friendly community. Fantastic opportunity for families seeking a spacious home with exceptional outdoor space and versatile living options. VIRTUAL TOUR AVAILABLE MLS# A2341000