

31 Evansmeade Crescent NW Calgary, Alberta

MLS # A2351841

\$724,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Back Lane, Rectang		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, All window coverings, 2 Rainbarrels		

Proudly offered by the original owners, this exceptionally maintained home in desirable Evanston features over 3,000 sq. ft. of developed living space, a functional, family-friendly layout, and extensive outdoor living areas. The main floor offers an open-concept design with hardwood flooring, a fireplace, a spacious kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a large island and corner pantry, plus a bright dining nook with access to the UPPER DECK WITH RETRACTABLE AWNING. A versatile office or formal dining room, two-piece powder room, and main-floor laundry complete this level. Upstairs features a spacious BONUS ROOM, a primary bedroom with a WALK-IN CLOSET and a 5-piece ensuite with a JETTED TUB and separate shower, two additional bedrooms, and a four-piece bathroom. The fully developed WALKOUT BASEMENT adds a large recreation room, games area, and full bathroom, with potential for a fourth bedroom. Enjoy the private, fully fenced backyard with mature trees, landscaped gardens, BUILT-IN PLANTERS, an expansive partially COVERED DECK, ideal for relaxing and entertaining. Additional highlights include a HEATED DOUBLE ATTACHED GARAGE, MAIN AND UPPER FLOOR SPEAKER SYSTEM, NEW FURNACE AND HOT WATER TANK (2023), and UPGRADED ROOF AND NEW SIDING (2024). A Telus-compatible EXTERIOR CAMERA AND DOORBELL SYSTEM is also available. Conveniently located near schools, parks, Evanston Pond, walking trails, shopping, restaurants, community amenities, and express transit to downtown. A beautifully maintained home offering generous living space, valuable upgrades, and exceptional indoor-outdoor living in a sought-after family community! Residents can also enjoy the Evanston Community Park with picnic tables, a

large communal fire pit, winter skating, and community gardens in the summer.