

203 EVANSCREST Way, Calgary T3P 0S2

List Price: \$629,999 MLS®#: A2162674 Area: **Evanston** Listing 09/05/24

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: 2017 Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

> Abv Saft: Low Sqft:

Ttl Sqft: 3,283 sqft

Finished Floor Area

1,659

1,659

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 3 (3)

2

2.5 (2 1)

2 Storey

14

Access:

Lot Feat: Back Lane, Low Maintenance Landscape, Street Lighting

Park Feat: Parking Pad, Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: Other Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 4`11" x 4`11" **Dining Room** Main 12`0" x 13`8" 13`10" x 18`0" Kitchen Main **Living Room** Main 14`5" x 17`0" 4pc Bathroom Second 5'0" x 8'8" 4pc Ensuite bath Second 9`3" x 10`8" 9`4" x 10`9" Bedroom Second 9'4" x 9'11" Bedroom Second **Bedroom - Primary** Second 14`9" x 14`6" Walk-In Closet 4`11" x 9`5" Second

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **1610146**

Remarks

Pub Rmks:

Welcome to your new home, perfectly situated on a quiet street in the vibrant community of Evanston! As you step inside, you're greeted by a bright and inviting space, with a crisp white palette that feels both modern and welcoming. The kitchen is a chef's dream, featuring upgraded cabinetry that extends to the ceiling, stunning quartz countertops, and premium appliances, including a gas range, offering both style and functionality. Adjacent is a cozy, private dining area, ideal for intimate meals with family and friends. A stylish half bathroom completes the main level, providing convenience for guests. Upstairs, the master suite is a true retreat, boasting a luxurious ensuite with dual sinks, a standing shower, and a private toilet, creating a perfect 4-piece bath. Each of the three bedrooms offers the added luxury of its own walk-in closet, providing plenty of storage space and making organization effortless. The convenience of a brand-new washing machine, installed in December 2023, adds to the home's appeal. Living in Evanston means being part of a community that offers a balanced lifestyle with access to fantastic amenities. Whether it's shopping, dining, or recreational facilities, Evanston has it all. With excellent schools and parks, plus quick connections to major roadways, getting around Calgary is a breeze. This home is not just a place to live, but a gateway to the vibrant, connected lifestyle that Evanston is known for. Don't miss your chance to make it yours!

Inclusions: N/A

Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













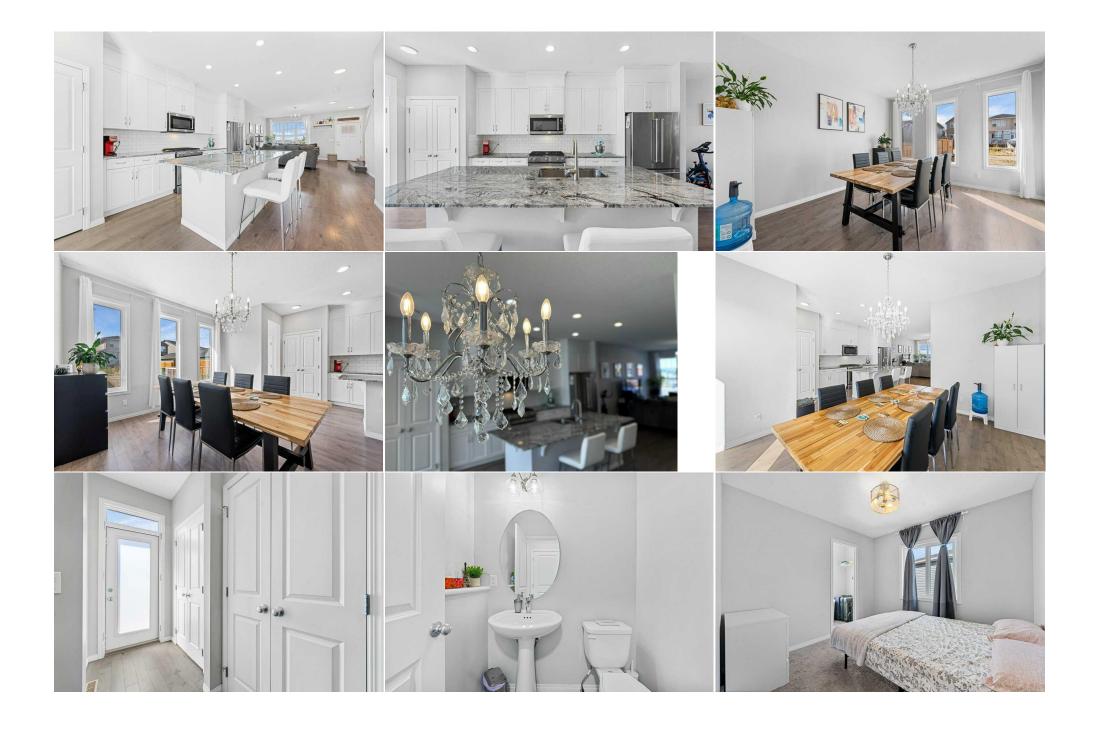


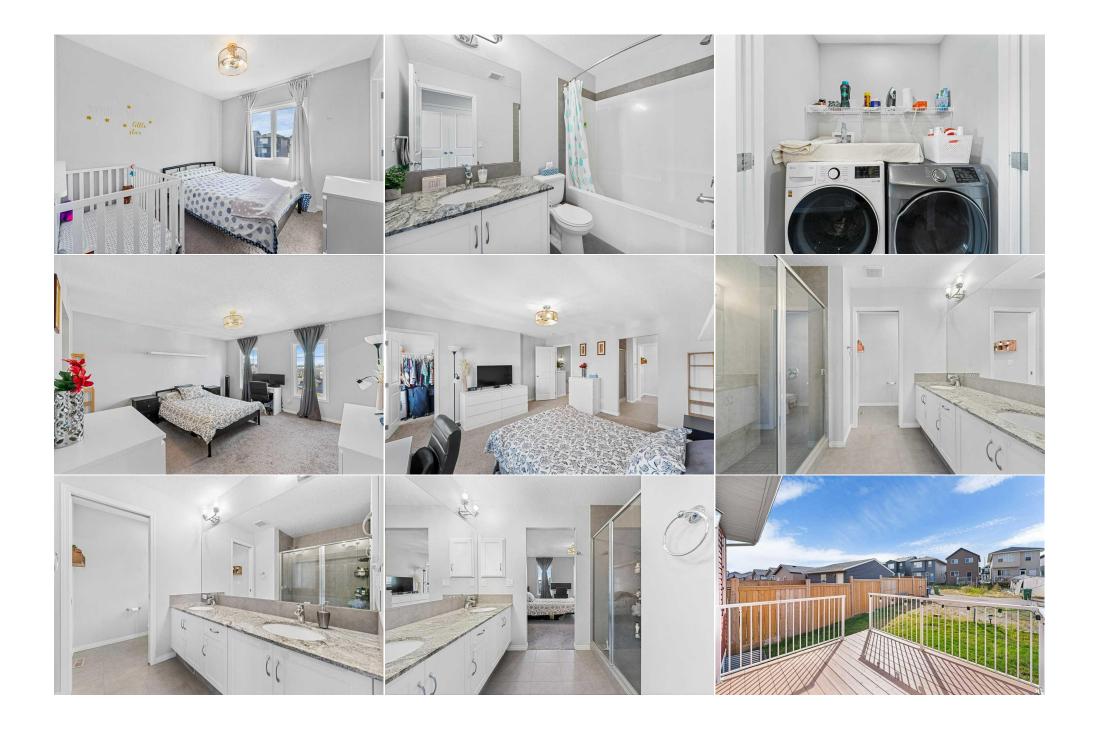










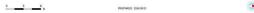




203 Evanscrest Way NW, Calgary, AB

Main Floor Exterior Area 827.60 so ft





203 Evanscrest Way NW, Calgary, AB

Floor Exterior Area 832.11 sq ft

