

\$650,000 - 86 Evanscrest Heights Nw, Calgary

MLS® #A2109014

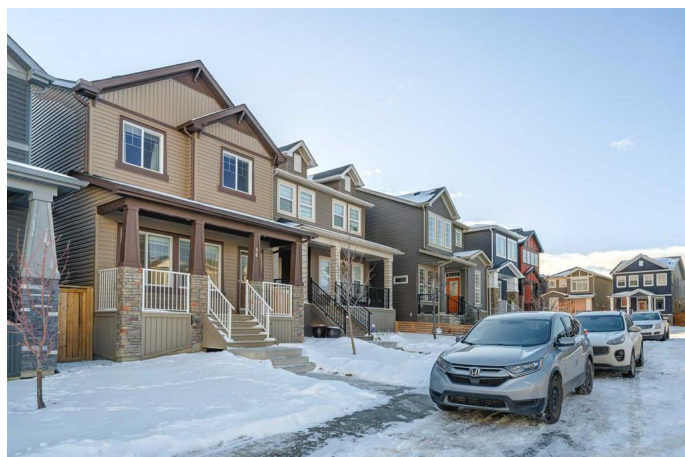
\$650,000

4 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to this exceptional, well loved home nestled in the family-friendly community of Evanston! Upon arrival, you are warmly greeted by a charming front porch surrounded by a meticulously maintained yard creating fantastic curb appeal. The interior is equally as impressive, featuring a bright open concept with laminate flooring throughout the living room, dining room and gourmet white kitchen with brand new range stove and stainless steel appliances, quartz countertops and an abundance of storage in the cabinets and pantry. Access to the main floor balcony overlooking the east facing backyard is conveniently located just off the kitchen and features a natural gas BBQ hookup and plenty of space to relax with your coffee in the morning sunshine. Upstairs is home to the bright primary bedroom suite featuring a walk-in closet and a 5 pc ensuite with double vanity and walk in shower. You will also find 2 additional bedrooms, 4 pc bath. Central air conditioning will ensure you sleep comfortably on those hot summer evenings. The basement is fully finished and features a functional rec room, additional living space, laundry and bedroom complete with 4 pc Bathroom. The utility/furnace room includes plenty of storage, cabinets, utility sink and rough-in for radon mitigation. The fully fenced and landscaped backyard is truly a private tranquil oasis, including a patio space perfect for relaxing after a long day. This home also comes with water purification for your health and



convenience. Close to schools, parks, shopping, dining, transit, and easy access to major roadways. This clean, well maintained, move in ready home is the perfect blend of contemporary style and functionality.

Built in 2017

Essential Information

MLS® #	A2109014
Price	\$650,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,618
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Evanscrest Heights Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric

	Range, Microwave, Microwave Hood Fan, Refrigerator, Water Purifier, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Basketball Court, BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 12th, 2024
Days on Market	21
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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