

\$849,900 - 274 Evanscreek Court Nw, Calgary

MLS® #A2156047

\$849,900

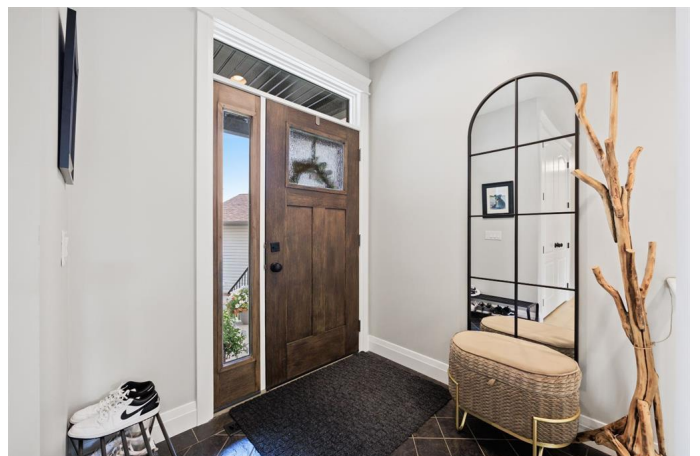
4 Bedroom, 4.00 Bathroom, 2,149 sqft

Residential on 0.18 Acres

Evanston, Calgary, Alberta

Gorgeous two storey home on a huge pie lot with over \$200k in recent upgrades! Homes like this in Evanston do not come up often so here is your chance to buy an absolute beauty!

Extensively renovated with Hardie board exterior, new triple pain windows, roof, soffits & eaves, Gemstone lighting, carpet, paint, trim, casings & doors, Central AC and much more! Main floor greets you with stunning Hickory hardwood flooring. upgraded kitchen with new stainless appliances including gas stove, gas fireplace, new sliding doors in the living room and dining room and an amazing three season room that is completely spray foamed and finished with beautiful ship lap walls. Upper level has a large primary with walk-in closet and an updated 5-piece ensuite, two kids bedrooms, laundry room and another updated full bath. Basement is incredible with a large wet bar complete with keg fridge & taps, dishwasher and two bar fridges, family room, additional bedroom and another 4-piece bath. Double attached garage is heated and insulated. Huge pie lot with exposed aggregate walkways, large composite deck accessible from the living room and the addition, kids play area, garden boxes, irrigation and tons of privacy. Large swim spa and trampoline can be negotiated into the price. Quiet cut-de-sac just minutes to shopping, transit and a host of amenities. This home has been completely transformed with permits for all of the work and the quality is better than you will find in a new build! Don't



wait, book your private showing today because
this one won't be around for long!

Built in 2005

Essential Information

MLS® #	A2156047
Price	\$849,900
Sold Price	\$870,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,149
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	274 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window

	Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Misting System, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 13th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.