


56 Evansmeade Crescent NW
Calgary, Alberta

MLS # A2222288



\$649,900



Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectang		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Linoleum		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

The perfect family home is waiting for you in the popular Symons Valley neighbourhood of Evanston…here on this quiet crescent only a few short minutes to a playground & park with stormwater pond, Kenneth D Taylor School & shopping at Evanston Towne Centre. Built by Sterling Homes, this wonderful 3 bedroom two storey enjoys a warm & inviting floorplan, relaxing central air, fenced backyard with hot tub & new roof! Located on this terrific corner lot, the main floor of this beautifully maintained home has a spacious & bright great room with fireplace, dining area with large picture windows & stylish maple kitchen with raised bar & island, pantry & black/stainless steel appliances including new Hisense fridge (2024). Total of 3 bedrooms – each with walk-in closets & 1 with a Murphy bed, & 2 full bathrooms on the upper level - highlighted by the primary bedroom with views of the backyard & ensuite with corner airjet tub & separate shower. The laundry area with Whirlpool washer & dryer is in the unspoiled lower level, which has lots of windows & offers excellent potential for future development. The backyard is fully fenced & landscaped, complete with an awesome deck with natural gas line for your BBQ, storage shed, hot tub & gate to the back lane. There are also 2 hot water tanks so you’ve got plenty of water. In addition to the brand new roof in 2025, there are also new toilets (2022) & new siding on the West side (2025). A truly fantastic home in one of North Calgary’s most desirable family communities, just minutes to schools & playing fields, major retail centers & quick easy access to Stoney & Deerfoot Trails to take you anywhere you want to go!