

## 25 Evanscrest Rise NW Calgary, Alberta

MLS # A2227002



# \$650,000

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Discover the perfect blend of style, comfort, and functionality in this charming detached home, ideally situated on a quiet street in the highly desirable, family-friendly community of Evanston. This beautifully maintained residence offers over 2,332 sqft of developed living space, complete with a walk-out basement, a detached double garage, and a sun-soaked east-facing backyard with a two-level deck &mdash; perfect for entertaining with a convenient gas line for year-round grilling! The open-concept main floor is thoughtfully designed for modern living, featuring a spacious living room and a stunning kitchen with granite countertops, rich shaker cabinets, stainless steel appliances, white subway tile backsplash, pantry, and a central island with a breakfast bar - ideal for entertaining or casual dining. The adjacent dining area flows seamlessly for family dinners or hosting guests, while a 2-piece powder room adds convenience. Upstairs, you'll find three generously sized bedrooms, including a spacious Primary Suite featuring a walk-in closet and a private 4-piece ensuite for your comfort. The two additional bedrooms offer versatile space for children, guests, or a home office, and conveniently share a 4-piece bathroom. Completing the upper level is a thoughtfully located laundry area for added convenience. The fully developed walk-out basement offers two additional bedrooms, a full 3-piece bath, and a large recreation room&mdash;perfect for a home gym, playroom, or media space. With a separate entrance leading to the backyard, you'll enjoy easy access to the lower level of your two-level deck and a private, fully fenced backyard, ideal for kids and pets. This home offers plenty of space for your growing family! Don't miss out &mdash; book your private showing today!