

\$729,900 - 254 Evanscreek Court Nw, Calgary

MLS® #A2226348

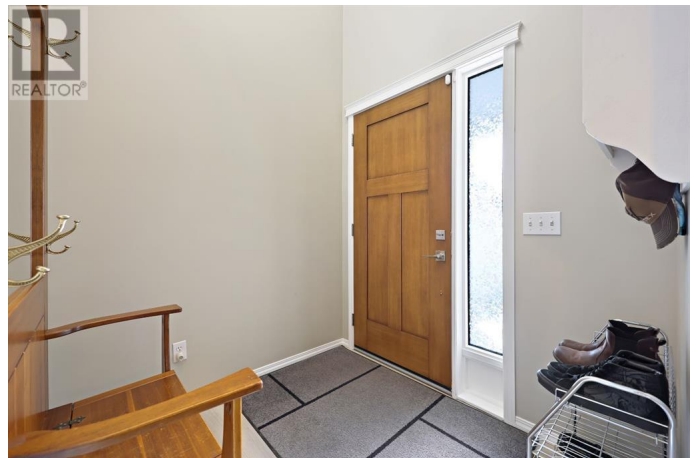
\$729,900

4 Bedroom, 3.00 Bathroom, 2,048 sqft

Single Family on 0.09 Acres

Evanston, Calgary, Alberta

Brand new hail resistant James Hardy cement board siding and roof Welcome to this stunning two-storey home, ideally situated on a quiet cul-de-sac in the highly sought-after, family-friendly community of Evanston. Offering over 2,700 sq. ft. of impeccably maintained, open-concept living space, this property exemplifies pride of ownership throughout. Upon entering, you're welcomed by a spacious foyer, recently updated luxury vinyl plank flooring, and an abundance of natural light that fills the main level. The bright and inviting living room centers around a beautiful gas fireplace and offers serene views of the expansive backyard—an ideal space for relaxing or entertaining. The chef's kitchen boasts maple cabinetry, ample counter space, a pantry, a convenient eating bar, and recently updated stainless appliances. Step outside to the large deck and landscaped yard backing onto green space, perfect for hosting friends and family. Upstairs, a generous bonus room provides a great secondary living area or workspace. The spacious primary suite features a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms for the kids and laundry complete the top floor. Spacious basement includes a large rec room with included pool table, additional bedroom, plenty of storage and a bathroom rough-in for future development. Additional features include a double attached



garage, no HOA fees, central AC, fenced dog run, irrigation, natural gas line to BBQ, heater and fire pit, new roof, new garage door, new James Hardy exterior and an unbeatable location! Enjoy the convenience of being a 5-minute walk to nearby schools, with easy access to parks, pathways, transit, shopping, dining, and major routes such as Stoney Trail and Deerfoot. Truly an amazing home at a great price that won't last long so call today to book your private showing! (id:36535)

Built in 2005

Essential Information

Listing #	A2226348
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,048
Acres	0.09
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	254 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P1H4

Amenities

Amenities	Playground, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Freezer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement Type	Full (Finished)
Basement Development	Finished

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Courtesy Of Josh Hamilton Of Century 21 Bamber Realty LTD.
----------------	--



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on August 2nd, 2025 at 11:02am MDT