



## 254 Evanscreek Court Calgary Alberta

\$729,900

\*\*\*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 you...

Family room 23.92 Ft x 13.75 Ft

Bedroom 9.92 Ft x 8.92 Ft

Other 10.92 Ft x 8.42 Ft

Storage 16.92 Ft x 5.58 Ft

Furnace 7.00 Ft x 6.58 Ft

Kitchen 13.33 Ft x 11.83 Ft

Other 6.00 Ft x 4.33 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft

Bonus Room 18.92 Ft x 11.08 Ft

Primary Bedroom 14.17 Ft x 11.92 Ft

5pc Bathroom 12.67 Ft x 12.50 Ft

Bedroom 9.58 Ft x 9.42 Ft

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Listing Presented By:



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<http://www.joshhamilton.ca/>



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Living room 15.58 Ft x 11.92 Ft  
Dining room 13.50 Ft x 13.00 Ft  
Foyer 6.50 Ft x 6.00 Ft

Bedroom 9.58 Ft x 9.42 Ft  
Laundry room 5.83 Ft x 3.08 Ft  
4pc Bathroom 9.58 Ft x 4.92 Ft