



# 75 Evanscrest Common Calgary Alberta

\$549,900

END UNIT | FULLY DEVELOPED WALKOUT BASEMENT | 4 BEDROOMS | Welcome to this spacious 2024-built townhome in the desirable community of Evanston. The main floor features an open-concept layout with a well-appointed kitchen, boasting abundant cabinetry, ample counter space, an island, and direct access to a private balcony. The living room is generously sized, perfect for entertaining. Upstairs, you'll find a versatile landing area with a built-in desk. The primary bedroom offers a luxurious en-suite bathroom and a walk-in closet. There are two additional bedrooms and a full bathroom on the upper level. What sets this house apart from most other townhomes is the finished walkout basement, which is perfect for growing families or as an investment opportunity; featuring one bedroom, a full bathroom, a spacious living area, and a convenient kitchenette. Two assigned parking stalls are directly in front of the property. Located just minutes from Stoney Trail, with schools, parks, and shopping nearby. Landscaping with an underground sprinkler system is currently being completed by the developer. Don't miss out on this exceptional property! (id:6769)

3pc Bathroom 4.92 Ft x 7.75 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 8.92 Ft x 8.92 Ft

Bedroom 8.92 Ft x 12.25 Ft

Primary Bedroom 12.83 Ft x 10.08 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

Other 3.50 Ft x 9.17 Ft

Bedroom 11.75 Ft x 9.67 Ft

Living room 17.58 Ft x 15.08 Ft

Furnace 5.50 Ft x 11.50 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft

Kitchen 14.75 Ft x 11.42 Ft

Living room 12.25 Ft x 19.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.propertyincalgary.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca