

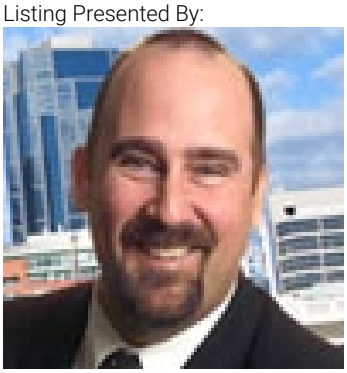
31 Evansmeade Crescent Calgary Alberta

$724,900

OPEN HOUSE NOV 7TH & 8TH 1:00-4:00. Proudly offered by the original owners, this exceptionally maintained home in desirable Evanston features over 3,000 sq. ft. of developed living space, a functional, family-friendly layout, and extensive outdoor living areas. The main floor offers an open-concept design with hardwood flooring, a fireplace, a spacious kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a large island and corner pantry, plus a bright dining nook with access to the UPPER DECK WITH RETRACTABLE AWNING. A versatile office or formal dining room, two-piece powder room, and main-floor laundry complete this level. Upstairs features a spacious BONUS ROOM, a primary bedroom with a WALK-IN CLOSET and a 5-piece ensuite with a JETTED TUB and separate shower, two additional bedrooms, and a four-piece bathroom. The fully developed WALKOUT BASEMENT adds a large recreation room, games area, and full bathroom, with potential for a fourth bedroom. Enjoy the private, fully fenced backyard with mature trees, landscaped gardens, BUILT-IN PLANTERS, an expansive partially COVERED DECK, ideal for relaxing and entertaining. Additional highlights include a HEATED DOUBLE ATTACHED GARAGE, MAIN AND UPPER FLOOR SPEAKER SYSTEM, NEW FURNACE AND HOT WATER TANK (2023), and UPGRADED ROOF AND NEW SIDING (2024). A Telus-compatible EXTERIOR CAMERA AND DOORBELL SYSTEM is also available. Conveniently located near schools, parks, Evanston Pond, walking trails, shopping, restaurants, community amenities, and express transit to downtown. A beautifully maintained home offering generous living space, valuable upgrades, and exceptional indoor-outdoor living in a sought-after family community! Residents can also enjoy the Evanston Community Park with picnic tables, a large communal fire pit, winter skating, and community gardens in the summer. (id:6769)

Recreational, Games room 36.58 Ft x 25.83 Ft
4pc Bathroom 8.08 Ft x 5.08 Ft
Kitchen 12.67 Ft x 13.25 Ft
Living room 15.50 Ft x 14.33 Ft
Dining room 11.50 Ft x 9.25 Ft
2pc Bathroom 5.00 Ft x 4.67 Ft
Bonus Room 18.00 Ft x 16.17 Ft
Primary Bedroom 16.08 Ft x 15.08 Ft
Bedroom 13.75 Ft x 10.00 Ft
Bedroom 11.50 Ft x 9.08 Ft

Listing Presented By:



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Greater Calgary Real Estate

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RE/MAX Realty Professionals

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Office 11.42 Ft x 10.50 Ft

Foyer 8.83 Ft x 6.08 Ft

Laundry room 10.67 Ft x 7.17 Ft

5pc Bathroom 11.50 Ft x 10.92 Ft

4pc Bathroom 8.00 Ft x 4.00 Ft