



## 99 EVANSBOROUGH Crescent Calgary Alberta

\$610,000

**\*\*QUICK POSSESSION\*\*** WELCOME to your dream home! This stunning 2-storey home built by Morrison Homes is located in the family-friendly community of EVANSTON. On a quiet street, this home boasts many upgrades and a thoughtfully designed main level that welcomes you to the warmth of brand-new vinyl floors. The 9-foot ceiling enhances the brightness and feeling of greater space. Huge windows provide tons of natural light. A decent-sized DEN on the main floor is perfect for additional work, play, and entertainment space. Spacious kitchen area with upgraded white cabinets, quartz countertops, and stainless-steel appliances. The upper floor has 3 generous bedrooms. The master bedroom has a walk-in closet and upgraded ensuite, Window coverings and second-floor areas are complemented by durable vinyl plank flooring installed 6 months ago. The home has new roofing, gutters, and back siding. Fantastic balcony with a natural gas line for your BBQ, where you can relax and spend quality time in the wide-open view, the backyard is fully fenced, stoned, and landscaped leading to a spacious double detached garage with durable stain-resistant Epoxy flake flooring. Steps to Our Lady of Grace K-9 School! Playgrounds, walking paths, transit, and other amenities are close by. With easy access to major roads like Stoney, Deerfoot, and 144 Avenue NW, you'll be well-connected to go anywhere you want to explore. Schedule your viewing today! (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft  
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 Bedroom 8.67 Ft x 12.25 Ft  
 Bedroom 9.92 Ft x 12.25 Ft  
 Primary Bedroom 14.92 Ft x 11.50 Ft

2pc Bathroom 5.50 Ft x 4.50 Ft  
 Dining room 19.00 Ft x 13.33 Ft  
 Kitchen 15.00 Ft x 13.42 Ft  
 Living room 13.00 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

**RE/MAX Realty Professionals**

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