

25 Evanscrest Rise NW Calgary, Alberta

MLS # A2227002



\$650,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

Discover the perfect blend of style, comfort, and functionality in this charming detached home, ideally situated on a quiet street in the highly desirable, family-friendly community of Evanston. This beautifully maintained residence offers over 2,332 sqft of developed living space, complete with a walk-out basement, a detached double garage, and a sun-soaked east-facing backyard with a two-level deck — perfect for entertaining with a convenient gas line for year-round grilling! The open-concept main floor is thoughtfully designed for modern living, featuring a spacious living room and a stunning kitchen with granite countertops, rich shaker cabinets, stainless steel appliances, white subway tile backsplash, pantry, and a central island with a breakfast bar - ideal for entertaining or casual dining. The adjacent dining area flows seamlessly for family dinners or hosting guests, while a 2-piece powder room adds convenience. Upstairs, you'll find three generously sized bedrooms, including a spacious Primary Suite featuring a walk-in closet and a private 4-piece ensuite for your comfort. The two additional bedrooms offer versatile space for children, guests, or a home office, and conveniently share a 4-piece bathroom. Completing the upper level is a thoughtfully located laundry area for added convenience. The fully developed walk-out basement offers two additional bedrooms, a full 3-piece bath, and a large recreation room—perfect for a home gym, playroom, or media space. With a separate entrance leading to the backyard, you'll enjoy easy access to the lower level of your two-level deck and a private, fully fenced backyard, ideal for kids and pets. This home offers plenty of space for your growing family! Don't miss out — book your private showing today!