

**116 Evanscrest Manor NW**  
**Calgary, Alberta**

**MLS # A2236417**



**\$485,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** NONE

**\*\*~ WELCOME to the Desirable Community of EVANSTON !~\*\* DISCOVER THIS WELL-MAINTAINED 1563 SQFT TOWNHOUSE PERFECTLY LOCATED IN A PRIME EVANSTON LOCATION ACROSS FROM THE PLAYGROUND / PARK & BEAUTIFUL FRONT VIEW.THIS ROW TOWNHOUSE HAS AN OPEN FLOOR PLANS 3 BEDROOMS TWO & HALF WASHROOMS, 2 CAR TANDEM ATTACHED GARAGE, LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD,DEERFOOT TRAIL MINUTES AWAY FROM CROSSIRON MALL, NEW FRESHCO,Shoppers Drug Mart,TIM HORTONS ,POPEYES,Shopping,Transit & PARK, SCHOOLS ARE CLOSE BY! Your New Home Welcomes you with Open Concept Nice & bright OPEN CONCEPT FLOOR PLANS LITE MODERN COLOURS &hellip;As you enter your new home you are met by OPEN ENTRANCE, AS you enter main floor you met by a spacious hallway which flows into the main floor living space. Your new kitchen has Ample amount of Kitchen Cabinets & A LARGE KITCHEN ISLAND,QUARTZ COUNTERTOPS THROUGHOUT THE HOUSE, YOUR NEW KITCHEN HAS ALL STAINLESS STEEL APPLIANCES REFRIGERATOR,ELECTRIC STOVE,MICROWAVE HOOD FAN,DISHWASHER,WASHER & DRYER, ALL BLINDS INCLUDED\* Your dining area is just off the kitchen and has enough space for a large dining table, Your spacious FAMILY ROOM is flooded with lots of natural light \*MAIN FLOOR HAS LVP FLOORING & A 2-piece washroom on Main Floor complete this level&hellip; UPSTAIRS It has 3 Generously sized bedrooms 2 FULL WASHROOMS WITH UNDERMOUNT SINKS, Your master suite will be a private Oasis with standing Shower, A walk-in closet. Enjoy your summer evenings on the west-facing balcony, ideal for BBQs and relaxation.The wide,**

clean back lane provides easy access to your double tandem garage. Call today to book your private viewing of this stunning home in Evanston!