

## 44 Evanscrest Manor NW Calgary, Alberta

**MLS # A2205747**



# \$497,000

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Evanston                               |               |                  |
| <b>Type:</b>     | Residential/Five Plus                  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                     |               |                  |
| <b>Size:</b>     | 1,683 sq.ft.                           | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.00 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Street Lighting |               |                  |

|                    |                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | \$ 319 |
| <b>Basement:</b>   | None                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                                                                                              | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Discover the perfect blend of comfort, functionality, and style at 44 Evanscrest Manor NW. Nestled in a quiet, scenic setting, this beautiful home looks directly onto a garden, offering a picturesque backdrop on every level. Step inside from the charming front porch, or make your entrance through the convenient double-attached garage &mdash; especially handy during those chilly Calgary winters. The main floor features a bright and airy open-concept layout, ideal for everyday living and hosting guests. Sunlight pours in through the southeast facing windows, filling the living room, dining space, and kitchen with warm natural light. The kitchen is a chef's delight, outfitted with contemporary stainless steel appliances, a large island and stylish finishes that tie the space together. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite complete with a walk-in closet and a private ensuite. The upper level also includes a convenient laundry area to make daily routines easier. Just off the entry, near the garage, is a versatile bonus room with a large window &mdash; perfect for a home office, gym, guest bedroom, or media space. This well-appointed home is the total package &mdash; modern comforts, thoughtful layout, and unbeatable views in a peaceful community setting. Welcome to your new home!