

# \$729,900 - 254 Evanscreek Court Nw, Calgary

MLS® #A2226348

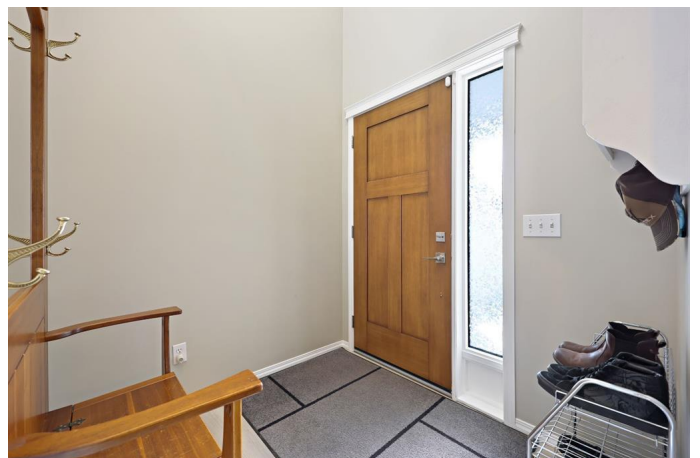
**\$729,900**

4 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

\*\*\*Brand new hail resistant James Hardy cement board siding and roof\*\*\* Welcome to this stunning two-storey home, ideally situated on a quiet cul-de-sac in the highly sought-after, family-friendly community of Evanston. Offering over 2,700 sq. ft. of impeccably maintained, open-concept living space, this property exemplifies pride of ownership throughout. Upon entering, you're welcomed by a spacious foyer, recently updated luxury vinyl plank flooring, and an abundance of natural light that fills the main level. The bright and inviting living room centers around a beautiful gas fireplace and offers serene views of the expansive backyard—an ideal space for relaxing or entertaining. The chef's kitchen boasts maple cabinetry, ample counter space, a pantry, a convenient eating bar, and recently updated stainless appliances. Step outside to the large deck and landscaped yard backing onto green space, perfect for hosting friends and family. Upstairs, a generous bonus room provides a great secondary living area or workspace. The spacious primary suite features a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms for the kids and laundry complete the top floor. Spacious basement includes a large rec room with included pool table, additional bedroom, plenty of storage and a bathroom rough-in for future development. Additional features include a double attached



garage, no HOA fees, central AC, fenced dog run, irrigation, natural gas line to BBQ, heater and fire pit, new roof, new garage door, new James Hardy exterior and an unbeatable location! Enjoy the convenience of being a 5-minute walk to nearby schools, with easy access to parks, pathways, transit, shopping, dining, and major routes such as Stoney Trail and Deerfoot. Truly an amazing home at a great price that won't last long so call today to book your private showing!

Built in 2005

### Essential Information

MLS® #	A2226348
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	254 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Laminate Counters, No Smoking Home, Bathroom Rough-in

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Dog Run, Misting System

Lot Description Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 30th, 2025

Days on Market 25

Zoning R-G

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.