\$749,900 - 254 Evanscreek Court Nw, Calgary

MLS® #A2226348

\$749,900

4 Bedroom, 3.00 Bathroom, 2,048 sqft Residential on 0.09 Acres

Evanston, Calgary, Alberta

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 backyardâ€"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 \$749,900

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 Bathroom Rough-in, Breakfast Bar, Laminate Counters, No Smoking

Home

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 19
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.