

# \$899,900 - 24 Evansfield Crescent Nw, Calgary

MLS® #A2189712

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

This Trico built SHOWHOME in the desirable NW community of Evanston offers a contemporary floor plan and over 3400 sqft of developed living space! Ideally located close to shopping, schools, public transportation, and Stoney Trail, this home provides both convenience and luxury. The spacious main floor features an open living room with large bright windows and a gas fireplace, a private office with pocket doors, and a gourmet kitchen which includes a large center island, quartz countertops, walk-through pantry, and built-in stainless steel appliances. Upstairs, you'll find four bedrooms, including the primary suite which offers a luxurious 5-piece ensuite with a soaker tub, his/her sinks, and a separate shower with glass surround, plus a walk-in closet. The centrally located bonus room provides another living space for the growing family but also provides separation between the primary bedroom and the remaining 3 bedrooms and full bathroom. A conveniently located laundry room is also found on this floor. Down in the fully finished basement, there is another family room/ TV room, large rec room, full 4 piece bathroom and a beautiful wet bar with a huge island great for entertaining. There is also a side entrance for easy access. Other upgrades include A/C, tankless hot water, new siding, and new upgraded roof shingles(4 IKO Nordic shingles with transferable workmanship warranty). This beautiful home is move in ready and expected to sell fast so book a private



showing today before it's gone!

Built in 2018

### Essential Information

MLS® #	A2189712
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 Evansfield Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Bar, Pantry, See Remarks, Soaking Tub, Tankless Hot Water, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Washer, Built-In Gas Range, Built-In Oven, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	92
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.