

209 Evansmeade Close NW
Calgary, Alberta

MLS # A2176529



\$499,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: TV Mount (x2), shelving in garage

Nestled in the sought-after NW community of Evanston, this captivating property combines inviting curb appeal with a stunning, meticulously landscaped backyard. The south-facing front deck is a charming welcome, setting a peaceful tone for relaxation. In the backyard, vibrant lilac flowers and flourishing raspberry and strawberry bushes add a burst of color and flavor, creating a delightful outdoor oasis. Upon entering the home, a charming main foyer flows seamlessly into the bright and open main level. Here, the spacious living room, bathed in natural light from large windows, overlooks the serene front deck, adding to the home's inviting ambiance. At the heart of the home lies a beautifully appointed kitchen, featuring modern stainless-steel appliances and an expansive layout, ideal for culinary creativity and lively gatherings. Adjacent to the kitchen, the formal dining room opens directly to the back deck, facilitating easy transitions for indoor-outdoor entertaining and cooking. Just off the kitchen, the main level powder room adds a touch of convenience, exemplifying the home's thoughtful layout. Ascending to the upper level, you'll discover the sunlit primary bedroom with a walk-in closet that provides ample storage. This space, facing south, captures a warm ambiance throughout the day. The upper level also includes two additional well-proportioned bedrooms and a stylish four-piece bathroom, offering versatility and comfort for family and guests. The undeveloped lower level provides generous storage options and offers endless potential for future customization, catering to your evolving needs. Outside, an oversized double garage with additional shelving provides both practical storage and direct access to the backyard. With a new roof completed in 2022 and special touches throughout, this home combines beauty, functionality, and quality,

making it a must-see for anyone looking to settle in the vibrant and welcoming Evanston community.