

**49 Evanscrest Court NW**  
**Calgary, Alberta**

**MLS # A2183802**



**\$500,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled on a quiet cul-de-sac, this stunning three-storey, three-bedroom, 2.5-bath end unit offers a perfect blend of modern living and tranquillity. With only one neighbour, this home is bathed in natural sunlight and boasts plenty of outdoor living space, including a private patio garden, two balconies on the main level, and a double attached garage. The expansive interior features an open-concept design that is sure to impress. No detail has been overlooked, with high-end upgrades throughout. The chef-inspired kitchen showcases ceiling-height cabinetry, sleek quartz countertops, stainless steel appliances, and laminate flooring that flows seamlessly through the main level. Oversized windows flood the space with light, creating a bright and welcoming atmosphere at every turn. On the upper level, you’ll find two spacious bedrooms, each featuring a walk-in closet and private ensuite bath for ultimate comfort and privacy. The conveniently located laundry room, with additional shelving, simplifies everyday tasks. The fully developed lower walkout level offers flexible space ideal for a home office, gym or playroom. This home is ideally located close to major amenities, shopping, schools, and parks, with quick access to Stoney Trail for easy commuting. Don’t miss the opportunity to make this exceptional home yours!