

99 EVANSBOROUGH Crescent NW
Calgary, Alberta

MLS # A2184913



\$610,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

****QUICK POSSESSION**** WELCOME to your dream home! This stunning 2-storey home built by Morrison Homes is located in the family-friendly community of EVANSTON. On a quiet street, this home boasts many upgrades and a thoughtfully designed main level that welcomes you to the warmth of brand-new vinyl floors. The 9-foot ceiling enhances the brightness and feeling of greater space. Huge windows provide tons of natural light. A decent-sized DEN on the main floor is perfect for additional work, play, and entertainment space. Spacious kitchen area with upgraded white cabinets, quartz countertops, and stainless-steel appliances. The upper floor has 3 generous bedrooms. The master bedroom has a walk-in closet and upgraded ensuite, Window coverings and second-floor areas are complemented by durable vinyl plank flooring installed 6 months ago. The home has new roofing, gutters, and back siding. Fantastic balcony with a natural gas line for your BBQ, where you can relax and spend quality time in the wide-open view, the backyard is fully fenced, stoned, and landscaped leading to a spacious double detached garage with durable stain-resistant Epoxy flake flooring. Steps to Our Lady of Grace K-9 School! Playgrounds, walking paths, transit, and other amenities are close by. With easy access to major roads like Stoney, Deerfoot, and 144 Avenue NW, you'll be well-connected to go anywhere you want to explore. Schedule your viewing today!