

214 Evansmeade Point NW
Calgary, Alberta

MLS # A2200381



\$624,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,551 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partially Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Wooden bedframe from Ashley w bed, 2 Piece sofa set in the basement, electric fireplace, TV wall mount (up to 86 inch TV), 2 boxes of spare laminated flooring, ultra quiet belt drive smart garage door opener

Step into this stunning Evanston gem, where soaring ceilings and an open-to-below design create an impressive sense of space. This 4-bedroom, 2.5-bathroom home offers the perfect blend of style and functionality, featuring a bright open floor plan that seamlessly connects the living, dining, and kitchen areas. Sunlight pours in through expansive windows, enhancing the airy ambiance, while the electric fireplace adds warmth and charm to the main living space. The upper level boasts three spacious bedrooms, including a tranquil primary retreat, while the fully finished basement offers an additional bedroom—ideal for guests, a home office, or a growing family. Plus, with a bathroom rough-in already in place, you have the potential to add even more convenience to the lower level. Step outside and enjoy your expansive, private backyard, shaded by mature trees. The backyard includes a large deck, making it the perfect spot for summer BBQs, kids' playtime, or quiet relaxation. With an attached double garage, you'll have ample space for vehicles and storage. Located in a family-friendly community, this home is just steps from two schools, scenic walking paths, playgrounds, and the beautiful Crystal Pond—offering plenty of outdoor activities for the whole family. For added convenience, you're just minutes from Sage Hill Plaza, Beacon Hill Plaza, and Creekside Shopping Centre, providing easy access to grocery stores, restaurants, retail shops, and essential services. This home truly has it all—schedule your viewing today!