

249 Evansmeade Point NW
Calgary, Alberta

MLS # A2178070



\$635,000

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,714 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Wired for Sound		

Inclusions: 2nd Refridgerator in Basement

Excellent opportunity to own a very well-maintained property in one of NW Calgary's premier family communities! This home features 3 bedrooms up and a 4th in the fully developed basement. It sits on a pie-shaped lot in a quiet cul-de-sac with no neighbours behind. The entire house has just been freshly painted and new carpet on the main floor and throughout the 2nd level! The main floor features an open concept. The functional kitchen features a full appliance package, loads of cabinet space, a corner pantry and a centre island. The kitchen is open to the sunny great room and the dining nook with direct access to the spacious backyard and large deck. The main floor also has a 2pc bathroom and a separate laundry room just off the entrance from the double attached garage. The upper level features 3 bedrooms and 2 full baths, including the primary bedroom with a walk-in closet and ensuite bathroom that features dual vanities and a separate shower and soaker tub. The fully developed basement (with permits) features the 4th bedroom, another full bathroom and a spacious rec room area. ***The whole exterior of this house is brand new! The new siding has already been installed and brand new, class 4 shingles are being installed this week or next (with increased warranty and lifespan, these top-end hail-resistant shingles can better protect the home in future hail storms). A new garage door, eaves troughs and downspouts are also scheduled to be completed before possession***. Evanston is a great family community. Kids can easily walk to the elementary school and the community features loads of shopping, dining and amenities. With easy access to Stoney Trail, this is a great location to get around the city.