

**52 Evansfield Crescent NW  
Calgary, Alberta**

**MLS # A2221995**



**\$745,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,010 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric fireplace		

This gorgeous home in EVANSTON is in brand new condition, just move in and enjoy. The floor plan is open and bright, exactly what most people are looking for. This home delivers a thoughtful blend of style and functionality designed for modern living. Open the front door and immediately notice the expansive MAIN FLOOR, where vinyl plank flooring and clean architectural lines give the space a warm, contemporary feel. The KITCHEN is a true highlight &mdash; outfitted with RICH WOOD CABINETRY, GRANITE COUNTERTOPS, a GAS RANGE with hood fan, and a LARGE ISLAND with a BREAKFAST BAR that invites conversation. Framed by modern PENDANT LIGHTING and backed by a WALK-IN PANTRY, this kitchen offers both function and a designer finish. The open floor plan extends into the DINING AREA and LIVING ROOM, where SOUTH-FACING WINDOWS flood the space with natural light. Cozy up to the ELECTRIC FIREPLACE set into a textured stone surround, adding warmth and visual interest to the heart of the home. The upper level boasts 3 spacious BEDROOMS, and a BONUS ROOM that adds valuable flexibility &mdash; ideal as a media lounge, playroom, or work-from-home office. thoughtfully positioned for privacy and comfort. The PRIMARY SUITE stands out with its generous WALK-IN CLOSET and 5-PIECE ENSUITE featuring a DEEP SOAKER TUB, WALK-IN SHOWER WITH DUAL BENCHES, and DOUBLE VANITY &mdash; an inviting retreat at the end of the day. Two additional bedrooms, a well-appointed 4-PIECE BATH, and a spacious LAUNDRY ROOM WITH BUILT-IN STORAGE complete the upper level. The FULL, UNSPOILED BASEMENT provides endless opportunity &mdash; whether you're dreaming of a home gym, rec room, or additional guest space, there is plenty of room to make your vision

happen. The DOUBLE ATTACHED GARAGE adds convenience and storage, while the low-maintenance yard gives you time to enjoy summer without the hours of yardwork. Take the time to check out this home and the community of Evanston, you're just minutes from STONEY TRAIL, parks, playgrounds, and peaceful walking paths. Enjoy weekend strolls to nearby LAKES or take in panoramic views at EVANSTON WEST LOOKOUT POINT. Book your private viewing today, I promise no disappointment on this one.