

104, 300 Evanscreek Court NW  
Calgary, Alberta

MLS # A2223159



**\$449,900**

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Nestled in one of Calgary's most family-friendly communities, this beautifully appointed home is the perfect blend of style, comfort, and convenience. Situated steps from scenic walking trails and natural ravines, this residence offers a tranquil lifestyle without compromising urban accessibility. With top-rated schools, charming cafés, grocery stores, and boutique shopping just moments away—and quick connections to Stoney Trail for effortless downtown commutes or mountain escapes—this location was designed for modern living at its finest. As you arrive, the inviting front porch welcomes you with timeless curb appeal and thoughtful design. A double attached garage offers everyday practicality, while inside, the home opens up into a bright, airy space made for gathering and relaxing. The open-concept layout flows effortlessly from the expansive living room to the elegant dining area and gourmet kitchen, where a sun-filled, south-facing window illuminates the space, stainless steel appliances, and abundant of cabinetry—including a pantry for optimal storage. Whether hosting dinner or enjoying quiet mornings, this home is made for moments that matter. Upstairs, the spacious primary suite provides a serene escape, complete with a private ensuite and walk-in closet, while two additional bedrooms and upper-level laundry offer ideal functionality for family living. A fully developed basement adds even more flexibility, featuring a fourth bedroom that can be used as a flex space, gym, office or bedroom. With 4 bedrooms, 2.5 baths, and timeless finishes throughout, this Evanston gem is more than a home—it's a lifestyle.