178 Evansmeade Common NW
Calgary, Alberta

MLS # A2232757

$649,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 178 Evansmeade Common NW — a beautifully maintained and fully developed two-storey home nestled on a quiet street in the sought-after community of Evanston. This charming 4-bedroom, 3.5-bathroom residence offers over 2,000 sq ft of comfortable living space, perfect for families and those who love to entertain. Step inside to discover an inviting open-concept main floor featuring a spacious living room with a cozy gas fireplace, a functional kitchen with quartz counter top, stainless steel appliances, and a bright dining area that opens onto the large rear deck. Enjoy summer evenings in the landscaped backyard with plenty of room to play or relax. Upstairs, you’ll find three generous bedrooms including a large primary suite with a walk-in closet and an ensuite. The fully finished basement offers a good sized bedroom with 4pc ensuite, separate kitchen, living and dining area, perfect for another family. This house has numerous updates throughout including Central air conditioning, Central vacuum system, 50 gallon Hot water tank, a landscaped backyard with irrigation system, a newer deck, and oversize heated double Garage. Located close to schools, parks, shopping, and quick access to major routes, this home blends convenience and community perfectly. Don’t miss this opportunity to own a fantastic family home in a thriving NW neighborhood — book your private showing today!