

**106, 75 Evanscrest Common NW
Calgary, Alberta**

MLS # A2258028



\$479,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully designed open concept fully developed walkout basement townhouse, offers the perfect blend of modern living and functional space. With a total living area of 1796 sqft , 4 spacious bedrooms and 4 bathrooms, it's ideal for a growing family. Enjoy a bright and airy living space that seamlessly connects the kitchen, dining, and living areas—perfect for gatherings and everyday living. Gourmet Kitchen Includes a single level island featuring sleek quartz countertops that add a touch of elegance and ample workspace for all your culinary adventures. The professionally developed walkout basement provides additional living space, a family room , wet bar, 4th bedroom and a full bathroom . Durable and stylish vinyl plank flooring flows throughout the main level and the basement combining beauty with easy maintenance. Step outside to a good size deck fitted with a gas line for your BBQ making for a perfect outdoor entertaining. This townhouse offers the perfect blend of comfort and functionality for a vibrant urban lifestyle. Easy access to Stony Trail, Schools, Shops and other amenities..