

230 Evanscreek Court NW
Calgary, Alberta

MLS # A2258252



\$725,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Mirror in Main floor living room, TV Wall Mounts

OPEN HOUSE SAT SEPT 20 2-4 PM - Your Family's New Chapter Starts Here. Welcome to the house that finally gets it—your life is busy, loud, and full of people with places to be; and this home is ready to keep up. Located in the family-focused community of Evanston, this 4-bedroom home (3 upstairs, 1 downstairs with its own ensuite—perfect for guests, in-laws, or an independent teen) backs onto a green space with a direct path to Kenneth D. Taylor Elementary. Your mornings just got 75% less chaotic. Say goodbye to school drop-offs and hello to peaceful walks to school. Inside, the layout actually supports how families live today. The bonus room upstairs is the kind of flexible space that does it all—movie night central, a home office setup, or a makeshift gym you swear you'll use. The fully finished basement adds another level of breathing room, whether you need a play area, teen hangout, or space to simply catch a break. The kitchen has been thoughtfully updated, making meal prep and weeknight chaos feel a little more manageable. New luxury vinyl plank flooring on both the main and upper levels ties everything together in a way that's stylish, durable, and easy to clean when life (or toddlers) get messy. Outside? Your summer just leveled up. A composite multi-level deck and beautiful pergola transform your backyard into a summer-long hangout zone. Whether it's a family BBQ, friends gathered around with a glass of wine, kids tearing around the yard, or the dog living its best life, this is a yard that finally works as hard as you do. And when it comes to upgrades, this home delivers. Brand-new Hardie Board siding and new shingles (May 2025) give you major peace of mind. Central air conditioning keeps things cool during Calgary's wild weather swings, and a double garage means

there's finally space for both your vehicles—and maybe even the kid's sweaty sports gear. Surrounded by walking paths, great restaurants, everyday amenities, and genuinely awesome neighbours, this isn't just a house. It's the upgrade your lifestyle's been begging for.