

**130 Evanscrest Terrace NW**  
**Calgary, Alberta**

**MLS # A2278833**



**\$610,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained detached home with walkout basement in the sought-after community of Evanston. Where thoughtful design meets everyday comfort, this open concept layout is filled with natural light. This home offers the perfect balance of privacy, functionality, and style. The main level features an open-concept layout ideal for both daily living and entertaining. A spacious kitchen anchors the home with ample cabinetry, generous counter space, and a seamless flow into the dining and living areas. Large windows frame peaceful views while creating a warm, inviting atmosphere throughout. Upstairs, you'll find a relaxing primary retreat complete with a walk-in closet and private ensuite. Additional bedrooms offer flexibility for a growing family, home office, or guest space. The fully developed walkout basement adds exceptional value, providing bright additional living space with direct access to the backyard—perfect for extended family, a recreation area, or future suite potential. Book your private showing today.