

# \$749,900 - 254 Evansmeade Circle Nw, Calgary

MLS® #A2188428

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,486 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

4 ABOVE GRADE BEDROOMS | HUGE BONUS ROOM | MAIN FLOOR OFFICE | RECENT UPDATES | OUTSTANDING LOCATION MERE STEPS TO A PARK, POND & TRAILS. Numerous updates throughout this beautiful move-in ready home with 4 above grade bedrooms! Phenomenally located down the street from a tranquil green space with a charming gazebo, a playground, a pond and extensive walking paths that wind around this family-friendly community. A new fibre concrete driveway leads to the double attached garage keeping vehicles safely out of the elements. Adding to your peace of mind are 3-year-old roof shingles, a 2-year-old hot water tank and a recently and regularly serviced furnace. The freshly painted interior is a welcoming sanctuary for any large or growing family with new backsplashes and counter-tops in the stylish re-faced kitchen and bathrooms. Gleaming hardwood floors and an abundance of natural light grace the open and airy floor plan. Show off your culinary prowess in the crisp white kitchen with a gas stove, breakfast bar seating and a walk-through pantry for easy grocery unloading. Easily gather and entertain in the dining room or adjacent back deck. Spend cool winter evenings relaxing in front of the gas fireplace in the inviting family room. A large flex room is a versatile space for a formal living or dining room, a home office or a kid's play area. Handily the privately tucked away powder room is off the garage entrance for a quick



clean-up upon entry. Convene in the upper level bonus room for engaging movies and games nights. This level is also home to 4 spacious bedrooms and 2 updated bathrooms. The primary retreat is a calming oasis with a large walk-in closet and a private, stylishly updated ensuite, no more sharing with the kids! Spend the warm months on the large rear deck (with a new railing) barbequing or unwinding while kids and pets play in the grassy area. Outstandingly located close to schools, parks, walking paths, the environmental reserve and Evanston Towne Centre's multitude of shops and restaurants. Truly an exceptional location for this wonderful home that has it all!

Built in 2003

### **Essential Information**

MLS® #	A2188428
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,486
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	254 Evansmeade Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 1B4

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Soaking Tub  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Yard, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 14th, 2025  
Days on Market 20  
Zoning R-G

### **Listing Details**

Listing Office LPT Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.