



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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106, 75 Evanscrest Common NW
Calgary, Alberta

MLS # A2258028



\$479,900

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..