

# \$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

\*\*\*OPEN HOUSE SATURDAY APRIL 5th  
12-2pm\*\*\* 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) barbecuing 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, Open Floorplan, Walk-In Closet(s), Built-in Features, Pantry, Soaking Tub, Storage  
Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, 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, Lawn, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 19  
Zoning R-G

### Listing Details

Listing Office LPT Realty

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