

# \$729,900 - 254 Evanscreek Court Nw, Calgary

MLS® #A2248904

**\$729,900**

4 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.09 Acres

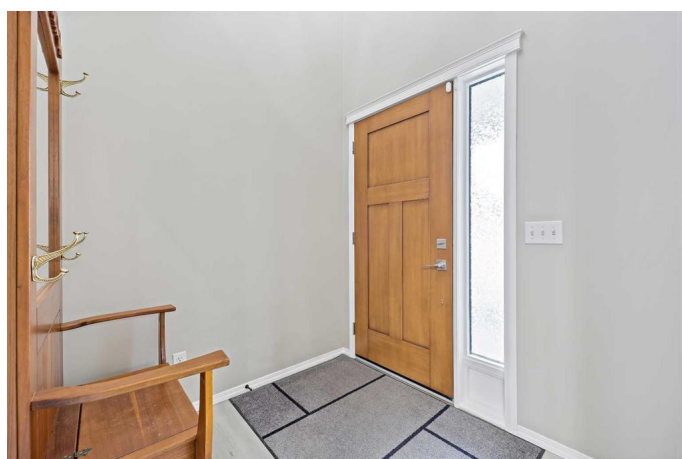
Evanston, Calgary, Alberta

Tons of recent upgrades including brand new Hail-Resistant James Hardie Siding & Roof! Welcome to this beautifully updated two-storey home, perfectly positioned on a quiet cul-de-sac in the highly sought-after, family-friendly community of Evanston. Offering over 2,700 sq. ft. of impeccably maintained, open-concept living space, this home showcases true pride of ownership. Step inside to a spacious foyer with new luxury vinyl plank flooring, updated lighting, and an abundance of natural light. The inviting living room features a cozy gas fireplace and tranquil views of the expansive backyard, creating a perfect space for both relaxing and entertaining.

The chef's kitchen is a showstopper, boasting maple cabinetry, brand-new quartz countertops, stylish black hardware, ample counter space, a pantry, and recently updated stainless steel appliances. From here, step out to the large deck and beautifully landscaped yard, which back onto green space—ideal for summer BBQs and gatherings.

Upstairs, a generous bonus room provides an additional living area or flexible workspace. The spacious primary suite offers a walk-in closet and a spa-like 5-piece ensuite with a soaker tub, new quartz countertops, dual sinks with updated faucets, and a separate shower. Two additional bedrooms—one with its own walk-in closet—plus convenient upper-level laundry complete the top floor.

The finished basement includes a large rec



room, an additional bedroom, ample storage, and a bathroom rough-in for future expansion. Additional highlights include a double attached garage, central A/C, a fenced dog run, an irrigation system, and a natural gas line ready for your BBQ, heater, and fire pit. Recent updates include a new roof, garage door, James Hardie exterior, and fresh interior paint, new countertops and sinks throughout, all new door knobs and hinges and new lighting - making this home truly move-in ready. Located just a five-minute walk to schools, with easy access to parks, pathways, transit, shopping, dining, and major routes including Stoney Trail and Deerfoot, this is a rare opportunity to own a beautifully maintained home in one of Calgary's most desirable neighborhoods. Book your private showing today - this one won't last!

Built in 2005

### Essential Information

MLS® #	A2248904
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	254 Evanscreek Court Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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