

# \$459,900 - 11, 300 Evanscreek Court Nw, Calgary

MLS® #A2198353

## \$459,900

3 Bedroom, 3.00 Bathroom, 1,437 sqft  
Single Family on 0 Acres

Evanston, Calgary, Alberta

Prime Location, Prime Lifestyle! Welcome to the Creekside Chalet, perfectly situated near stunning walking trails that guide you through beautiful natural landscapes and ravines. This home offers the ideal combination of tranquility and convenience, with grocery stores, restaurants, shopping, and schools all within walking distance. Enjoy easy access to downtown via Stoney Trail or head straight to the mountains for weekend getaways—this location truly offers the best of both worlds. As you approach your new home, you'll be greeted by a charming porch, providing direct access to the interior or the convenience of a double attached garage—perfect for those colder days. Inside, the open-concept main floor is designed for easy living and entertaining, featuring a spacious living room, dining area, and a large kitchen that's a chef's dream. The south-facing kitchen window floods the space with natural light, while the ample cabinetry and two pantries offer plenty of storage. Sleek stainless steel appliances make this kitchen a standout. A convenient powder room rounds out the main floor. Upstairs, you'll find three generously-sized bedrooms ideal for family living. The primary suite is your private retreat, complete with its own ensuite bathroom and a walk-in closet offering excellent storage options. Laundry is conveniently located on this level. The unfinished basement is a blank canvas, ready for you to personalize—whether as a home gym, office, or recreation room, the



possibilities are endless! (id:6289)

Built in 2006

### **Essential Information**

Listing #	A2198353
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Row / Townhouse

### **Community Information**

Address	11, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0B7

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave
Heating	Forced air
Cooling	None
# of Stories	2

### **Exterior**

Exterior	Vinyl siding
Construction	Wood frame

Foundation          Poured Concrete

## **Listing Details**

Listing Office          CIR Realty

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