

157 Evansmeade Circle NW
Calgary, Alberta

MLS # A2204072



\$679,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,003 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

\$56,000 RENOVATION COMPLETED IN 2025! Discover this beautifully updated modern farmhouse-style home, designed for today's families with a perfect blend of comfort, style, and functionality. The exterior boasts fresh white siding, a sleek black roof, and brand-new soffits and downspouts, all backed by a 3-year warranty for added peace of mind. Step inside to find a spacious and inviting layout, featuring a large main floor office, perfect for remote work or school projects. The open-concept living area is warm and welcoming, anchored by a cozy gas fireplace and seamlessly flowing into the chef-inspired kitchen. Here, you'll find: Quartz countertops & stylish glass tile backsplash, New KitchenAid stove (2023) & Bosch dishwasher (2023), Spacious island with newly added pot lights for enhanced task lighting along with newly installed vinyl plank flooring. A walk-through pantry connects directly to the garage—making grocery unloading a breeze! The main floor also features a separate laundry room, a convenient half bath, and newly installed vinyl plank flooring in key areas for durability and style. Upstairs, the primary suite offers a walk-in closet and a full ensuite with a soaker tub, separate shower, and private water closet. Two additional generously sized bedrooms, a bonus room, and a homework nook provide ample space for relaxation and productivity. The unfinished basement is ready for your personal touch, whether you envision a home theater, gym, or extra living space. Step outside onto the huge deck, overlooking a large backyard—perfect for family playtime or summer BBQs. Green thumbs will appreciate the raised garden planter, and a dedicated bin platform in the back lane keeps garbage, recycling, and compost neatly tucked away. Recent Upgrades & Features You'll Love: New garage door & weather

stripping (2021). A home inspection recently completed for added peace of mind. This home is nestled on a quiet, family-friendly street, this home is just minutes from: Kenneth Taylor Elementary School, Shopping & local preschools, Parks, playgrounds & scenic bike paths. This thoughtfully upgraded home is move-in ready and waiting for its next family. Don't miss this incredible opportunity—schedule your showing today!