

\$699,900 - 35 Evanscove Place Nw, Calgary

MLS® #A2085244

\$699,900

5 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.17 Acres

Evanston, Calgary, Alberta

Open house Oct 7th 1:00-4:00pm, Welcome to your spacious two-story, four-bedroom home, nestled on a generous pie-shaped lot in the highly sought-after Evanston community in the Northwest. As you step inside, you're welcomed by a grand foyer and an open-concept living room at the front of the house. The kitchen seamlessly flows into the family room, boasting sleek stainless steel appliances, an expansive raised island, ample cabinetry, and a convenient walk-in pantry. This area connects to the garage through a mudroom and a well-appointed laundry room. The family room is adorned with a warm gas fireplace and boasts large windows, almost floor-to-ceiling, bathing the space in an abundance of natural light. Step out from the kitchen onto the deck, overlooking a private fenced yard, perfect for outdoor enjoyment. Ascending to the second level, the primary suite is truly grand, featuring a spa-like ensuite complete with a luxurious soaker tub and a separate shower. The ensuite also offers a generously-sized walk-in closet. The upper-level bonus room boasts a vaulted ceiling and expansive, bright windows. Completing the second level is a well-appointed four-piece bathroom, along with two additional good-sized bedrooms. New Carpet (2023) New paint(2023) New roof (2022).The finished basement is a versatile space, featuring an additional bedroom, a spacious living room, a game room, and a three-piece bathroom. Evanston is a vibrant



community in the Northwest, offering a host of amenities including schools, golf courses, shopping, dining, and easy access to major bus routes. The area also boasts extensive ravine and pathway systems, perfect for an active lifestyle. Don't miss out on this incredible opportunity! Schedule a private tour today and make this beautiful Evanston home yours.

Built in 2006

Essential Information

MLS® #	A2085244
Price	\$699,900
Sold Price	\$688,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Evanscove Place Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0A2

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 10th, 2023
Days on Market	36
Zoning	R-1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	HEMOCARE REALTY LTD.
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