

\$759,900 - 81 Evansfield Way Nw, Calgary

MLS® #A2098890

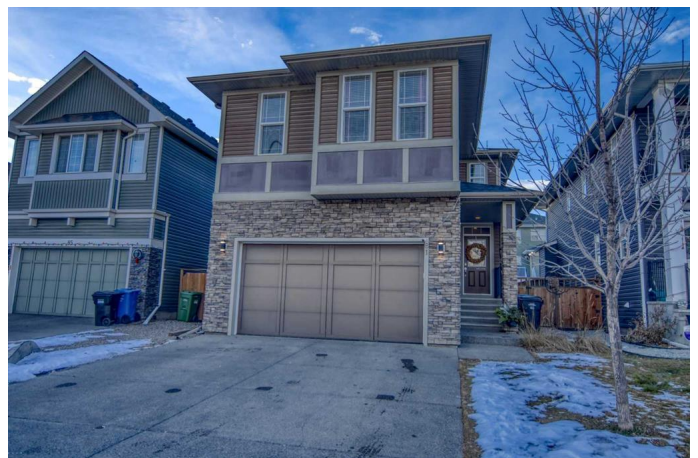
\$759,900

3 Bedroom, 3.00 Bathroom, 2,435 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

PRICE REDUCTION!!! Back on the market due to financing! Need lots of room, then this is your next home! The minute you step thru the front door you will be greeted by the huge open main floor. The dining room, great room and kitchen with a huge island and eating area are totally open. Your family and guests will love it! There is a mix of beautiful dark wood flooring, tile, and carpet throughout. The great room gas fireplace has a stone surround with large TV nook plus built in wiring for cable and electricity. The kitchen breakfast bar is huge and the eating area was extended by the builder to comfortably hold a table and 6 chairs. Lots of room for access to the back door leading out to the yard and decks. Off the kitchen is a full walk thru pantry to the garage entry to bring in the groceries. There is a half bath conveniently tucked in by the mud room and rear closet area. The front entrance has double door closet space and this area was also extended by the builder. Upstairs the bonus room opens to the lower level and 2 built in computer areas. The Primary suite is large enough for your full king size bedroom suite with big walk in closet and full bathroom with large stand alone shower, soaker tub plus dual sinks and sit down makeup area. There are two more big bedrooms and a 4 piece bath. The laundry room is also located on this floor. The lower area is partially finished with 3 huge windows, a framed 4 piece bath, lots of storage and a large open future family room. There are 2 furnaces and a 60 gal hot water



tank. The electrical is a 200 amp service brought in at construction to allow for lower level development and enough power for a Electric Vehicle charging station. All three levels have 9Ft ceilings. The rear yard area features a grade level pressure treated covered deck and a exposed aggregate concrete patio that carries around to the sidewalk connecting to the the front and the double car driveway. A professionally built 2Ft retaining wall gives a nice flat upper yard with another wood deck. Both side yards are 6FT wide. There is a double attached garage (22.5FT deep X 21FT wide) with a large door and mezzanine storage. The garage is fully insulated and drywalled. This large functional home is located in the very popular neighborhood of Evanston with easy access to schools(the sellers children walk to Our Lady of Grace School) lots of shopping and recreation plus great access to downtown and the the newly opened ring road taking you to the mountains and Banff. Please call your Realtor for viewing.

Built in 2013

Essential Information

MLS® #	A2098890
Price	\$759,900
Sold Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,435
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	81 Evansfield Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	March 8th, 2024
Days on Market	66
Zoning	R-1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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