

\$859,900 - 84 Evansfield Close Nw, Calgary

MLS® #A2110620

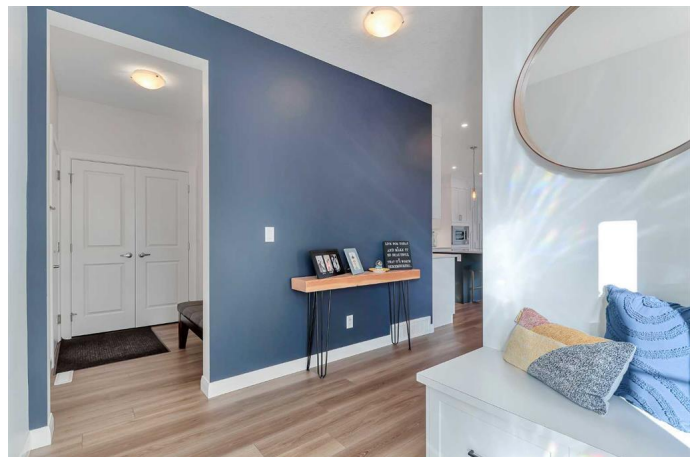
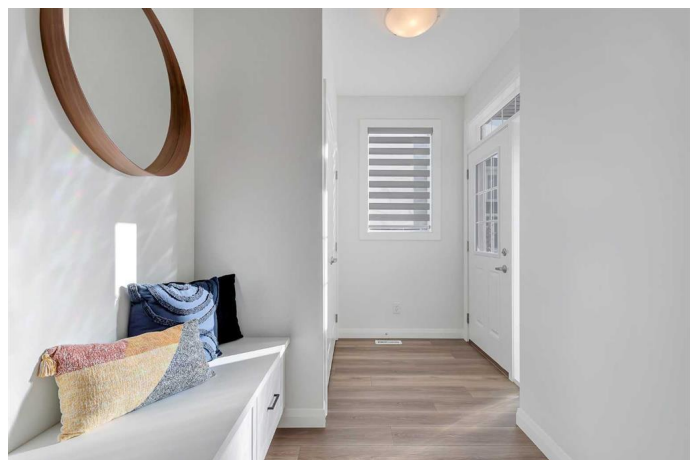
\$859,900

5 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to this elegant 2022 built home in the sought after community of Evanston, **STILL UNDER NEW HOME WARRANTY**. The main floor has an open concept design flowing from the front entrance through the kitchen & onward into dining & living room areas. In the kitchen quartz countertops & tiled backsplashes, island breakfast bar with undermount sink, walk-through oversized pantry to mud room, stainless steel appliances including a natural gas stove, range hood fan & bar fridge with oak shelves. Soft close cupboards extend to the ceilings & have custom undermount lighting. In the dining area a stylish eye pleasing feature wall. A smartly situated den/bonus room just off the kitchen area. The living room area is bathed in loads of natural light entering through the large windows with custom zebra blinds & an electric fireplace with stone facade adding to the comfort of the seating area. Luxury vinyl plank flooring & tall ceilings throughout main floor with plenty of storage including 2 oversized coat closets and 1 conveniently tucked away broom closet. The primary bedroom on the top floor has a 5pc ensuite with his & hers sinks, soaker tub, shower & walk-in closet. There are 3 additional bedrooms each with walk-in closets, a 4pc bathroom & a conveniently located top floor laundry room equipped with shelving. The basement with its high ceiling, can be accessed by a private side **SEPARATE ENTRANCE** allowing for the possibility of



future rental opportunities, it is partially finished with a 5th bedroom and awaits your ideas & finishing touches to suit your desires. Rough-in bathroom plumbing, an egress sized window for a potential 6th bedroom & an enclosed furnace room are a great start to this basement. A DUAL ZONE WIFI connected furnace allows for different comfort levels between floors, hot water circulating pump provides hot water ON DEMAND, central A/C for hot summer days, & central vacuum service the house. The backyard has a 2-tiered composite deck with GLASS panels & natural gas BBQ line hook-up. Double attached garage with tall ceilings allowing for plenty of storage. House is located on a quiet Close with very little traffic. Walking distance to Our Lady of Grace school, playground, green spaces, along with shopping & many amenities close by.

Built in 2022

Essential Information

MLS® #	A2110620
Price	\$859,900
Sold Price	\$853,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,501
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	84 Evansfield Close Nw
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Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1V7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Garden
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 8th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office 2% Realty

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