

\$639,900 - 35 Evansford Road Nw, Calgary

MLS® #A2111459

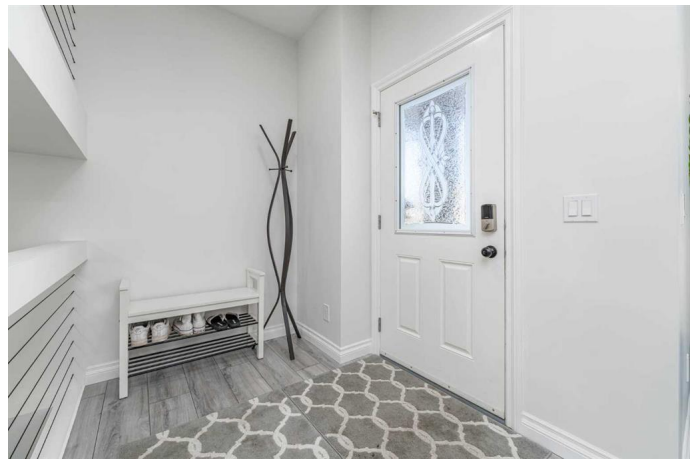
\$639,900

4 Bedroom, 4.00 Bathroom, 1,472 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Youâ€™ve just found your home in Evanston! Your kids could meet their best friends at the park at the end of the block on this quiet street in an established community with quick access to Stoney Trail. This detached home is 5 minute walk to the K-4 school, with another K-6 CBE school and K-9 Catholic school right in the community, getting kids to school couldn't be easier! Main floor has a gorgeous open floorplan with laminate flooring (colour is super easy to keep clean!). The kitchen has high quality cabinets to the ceiling, a pull out pantry, pull out recycling/waste, quartz countertops, Bosch dishwasher, the huge island has flush eating bar with room for everyone to snack and visit. Half bath is conveniently tucked away from main living area. Upstairs you will find 2 bedrooms, 4-piece bath, and the generous primary bedroom is complete with walk-in closet & 4 piece ensuite! Professionally developed basement has large bedroom with a 4-piece ensuite, a large family room, laundry closet and very usable under stair storage, and the utility room has wire shelving for extra storage. Donâ€™t miss the double oversized detached garage, itâ€™s the ultimate workshop! Itâ€™s fully drywalled, heated, has a workbench with cabinets and room to store 1 vehicle while parking the 2 family vehicles! This home is situated on a fully fenced lot, with sunny and private south facing backyard with a large wood deck with planters lining the sides. This home has it all and is ready for the next family



to make awesome memories!

Built in 2005

Essential Information

MLS® #	A2111459
Price	\$639,900
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Evansford Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1E9

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes

Basement Finished, Full

Exterior

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

Additional Information

Date Listed March 1st, 2024
Date Sold March 19th, 2024
Days on Market 18
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.