

\$849,900 - 171 Evansdale Common Nw, Calgary

MLS® #A2116242

\$849,900

5 Bedroom, 4.00 Bathroom, 2,535 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

WELCOME TO THE FAMILY-FRIENDLY
COMMUNITY OF EVANSTON!

Amazing opportunity to own this luxurious home in the established northwest community of Evanston, one of the city's fastest growing neighbourhoods. From the moment you enter the meticulous and stylish 2-storey home, you will be nothing short of amazed. Embrace the vastness of the great room with 18-foot ceilings, three-way fireplace, and large bright windows. Enjoy the elegant kitchen with quartz countertops, high-end built-in appliances, and an abundance of cabinet space. Entertain in the adjacent dining area with coffee bar and patio doors onto the lavish multi-level deck overlooking your nicely landscaped and fenced backyard. The main floor is complemented by a personal office area with a double-door entry. Appreciate the tranquility of the second floor beginning with the bonus room with skylights and plenty of windows. Immense master bedroom boasts spacious walk-in closet and elaborate 5-piece ensuite bath with soaker tub and dual sinks. Two sizeable secondary bedrooms along with the 4-piece main bath and laundry room complete the second level. The tastefully fully-finished lower level boasts two extra bedrooms, 4-piece bath, and entertainment-style rec room and bar area. Double-attached garage is heated plus finished with 220v and durable epoxy flooring. Front and back yard irrigation systems are all Wi-Fi controlled and flower beds have a drip or



spray system. Rear-alley accessible yard. A peaceful and family-oriented community with an array of playgrounds, community parks, trails, pathways, schools, convenient shopping & dining options, offering nearby access to Nose Hill Park, Calgary International YYC and to Stoney Trail & the Trans-Canada Highway for those quick getaways. Call your favorite REALTOR to view today!

Built in 2011

Essential Information

MLS® #	A2116242
Price	\$849,900
Sold Price	\$890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,535
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	171 Evansdale Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	March 28th, 2024
Days on Market	3
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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