

\$850,000 - 9 Evansfield Gardens Nw, Calgary

MLS® #A2119006

\$850,000

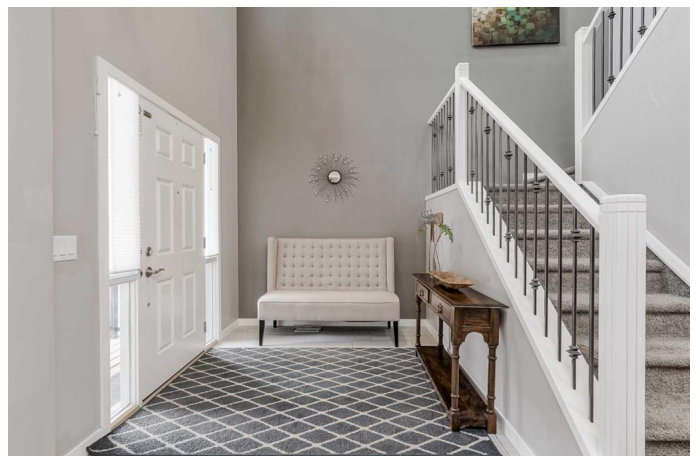
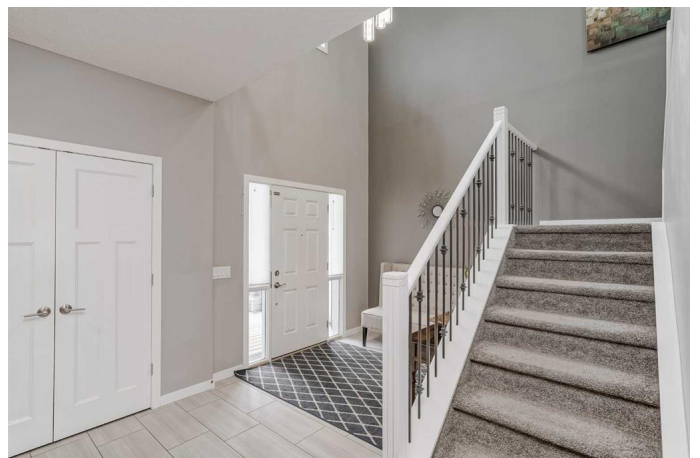
3 Bedroom, 3.00 Bathroom, 2,616 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Open House Saturday April 6th 11-2PM

Welcome to your new home situated in the desirable Evanston community. This stunning residence, meticulously cared for offers over 3,600 square feet of living space and has undergone extensive modern upgrades. Step through the inviting entrance from the spacious veranda and be captivated by the grandeur of the vaulted ceilings and cozy seating area by the open staircase. The main level boasts a versatile office/den area accentuated by beautiful barn doors, easily convertible into an additional bedroom. The spacious living area boasts a meticulously crafted custom fireplace, perfect for entertaining guests. The central focus of the kitchen is a magnificent grand island topped with granite countertops and upgraded stainless steel appliances. Floor-to-ceiling cabinets ensure ample storage, while elegant tile flooring throughout the main level adds to the allure. Convenience meets luxury with the inclusion of a main-floor laundry room, complete with a stand-up freezer. Upstairs, three spacious bedrooms await, including the master suite with a luxurious 5-piece ensuite featuring a full shower, soaker tub, and his and her sinks, complemented by individual walk-in closets. Entertainment options abound on the second floor, where you'll find a generous bonus room equipped for both office use and leisure, along with a custom-built wet bar. Another full bathroom completes the upper level. The partially finished basement offers



flexibility for customization, boasting a large recreational area, space for an additional bedroom, and a roughed-in bathroom. Central air conditioning ensures comfort year-round. Outside, the west-facing backyard, one of the largest in the subdivision, it is perfect for gatherings with its two-level deck and custom-built pergola providing privacy. A natural gas line is ready for summer BBQs, while tall trees add to the cozy ambiance. The pride of ownership shines through in every detail, with custom wood features throughout the home. The heated garage, equipped for a workshop and its own furnace, is a dream for hobbyists.

Book your showing today, this home truly represents a blend of sophistication and practicality, delivering a luxurious yet comfortable lifestyle in the highly desired Evanston neighborhood. Nearby all amenities, excellent schools, walking trails, and convenient access to the airport, downtown, and just a 2-minute drive to Stoney Trail.

Built in 2013

Essential Information

MLS® #	A2119006
Price	\$850,000
Sold Price	\$858,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,616
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Evansfield Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3p0k8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 12th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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