

\$1,119,000 - 69 Evansborough Green Nw, Calgary

MLS® #A2119653

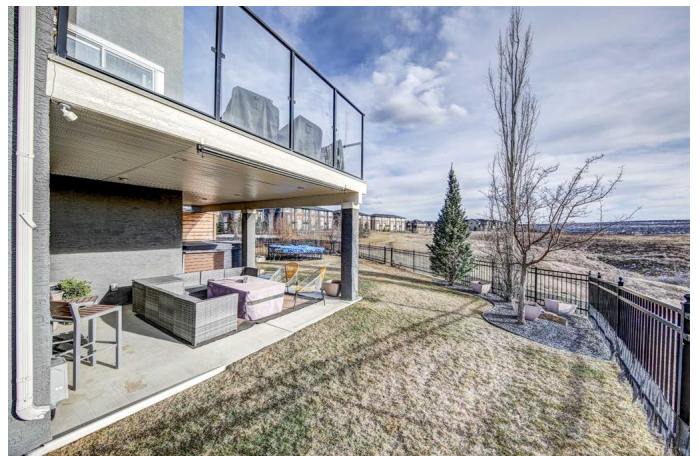
\$1,119,000

4 Bedroom, 4.00 Bathroom, 2,323 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

****MAJOR PRICE REDUCTION**** BACKING ONTO A NATURE RESERVE / CUSTOM BUILT WALKOUT / 270 DEGREE VALLEY VIEWS / Perched on the ridge siding/backing onto the ravine is this stylish custom-built fully finished 2 story walkout. It boasts hardwood & tile floors throughout, sun-drenched great room with gas fireplace, dining room with picture windows & a sleek gourmet kitchen with glistening granite counters, oversized island & stainless steel appliances. Upstairs you'll find a massive bonus room with a custom built in fireplace, a hobby area, 2nd floor laundry and 3 terrific sized bedrooms. The Master retreat has a large walk-in closet, a 5 piece ensuite with separate vanities and a MAXX soaker tub with views of the horizon. The Walkout basement is fully developed with a games room, family room and another 3 piece bath. You will be surely impressed with the 9 Foot ceilings on all three levels, the 2 oversized patios, plenty of walks and bike rides in your extended backyard and the school (k-9) only a block away. Plenty of upgrades over the years: Water softener/filtration, Life Breath Air filtration, unground sprinklers, ceiling speakers, Gemstone Lighting, Hunter Douglas blinds, custom build outs throughout, dual zone single furnace, and a 2 year old CAL hot tub included. Call your favorite Realtor to set up showing today.



Built in 2014

Essential Information

MLS® #	A2119653
Price	\$1,119,000
Sold Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,323
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Evansborough Green Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Other, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	May 4th, 2024
Days on Market	30
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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