

# \$749,900 - 39 Evansfield Rise Nw, Calgary

MLS® #A2131744

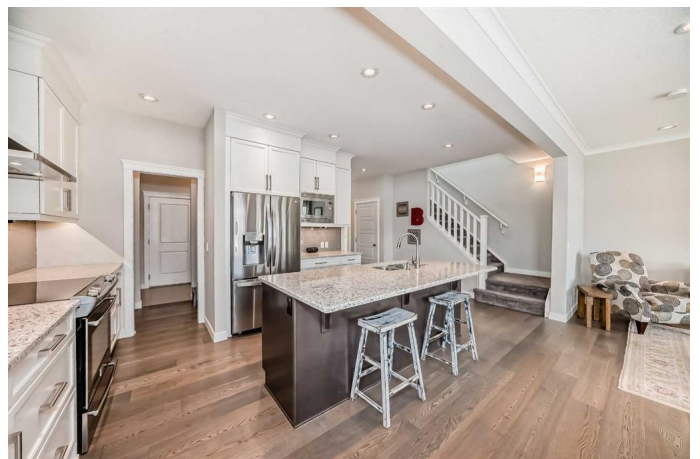
**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,033 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome home to this stunning 2 Storey with legal suite and extra oversized single garage in Evanston. As you enter, natural light abounds the impeccably maintained, and upgraded, 2033 sf home. Natural 7.5" hardwood floors lead you into the main living area which features a chef's kitchen, complete with stainless steel appliances, quartz countertops, crown moulding finished bulkheads and butler's pantry. Your oversized island overlooks the living area so you may connect with friends and family when entertaining. The living area view is accentuated with a wall of windows and French patio doors to your deck and maintenance free back yard. Moving upstairs, the primary bedroom is off the back of your home giving you the privacy you deserve with walk in closet with wall cabinets and en-suite oasis. The dual sinks, 9'x3' zero curb glass shower with push button controls and rain shower head exude luxury you'd expect in a home of this quality. Moving through the top floor, the two spare rooms have full walk-in closets, and the second room has a reinforced floating bed to enhance the floor space. This generous floor plan provides a centre floor bonus room with vaulted ceilings, perfect for relaxing after a long day. The dedicated top floor laundry room has built in cabinetry and counter. Moving downstairs, the over 800 square foot 2 bedroom Legal Suite will give you private space for family or secondary income. Registered with the city,



this legal suite is full of upgrades including a sound proofed ceiling, full kitchen, under cabinet lighting, dedicated furnace with thermostat and heated floor in bathroom. Moving outside, the large pie shaped lot lined with a cedar fence, is a maintenance free vista with installed Synthetic turf, custom deck, and oversized single heated garage. Complete with 60 amp service, 2 x 240 volt receptacles, 9'™ ceilings, safe and sound insulated walls and ceiling and full attic storage, This is the play room you've been looking for. All steps from schools, shopping and city access routes, this family home is a unique opportunity that rarely comes up. Call today for your private showing!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2131744    |
| Price          | \$749,900   |
| Sold Price     | \$873,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,033       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39 Evansfield Rise Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3P 0L9 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Double Garage Detached |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                      |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| Has Basement      | Yes                                                                                              |
| Basement          | Separate/Exterior Entry, Full, Suite                                                             |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2024 |
| Date Sold      | June 1st, 2024 |
| Days on Market | 4              |
| Zoning         | R-1N           |
| HOA Fees       | 0.00           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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