

\$800,000 - 60 Evansfield Way Nw, Calgary

MLS® #A2133785

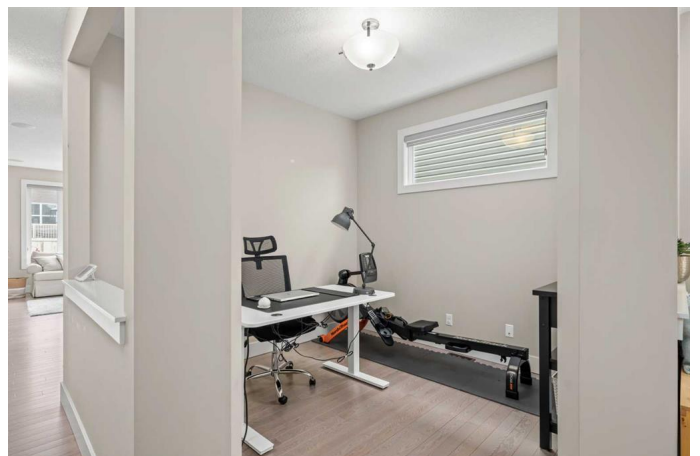
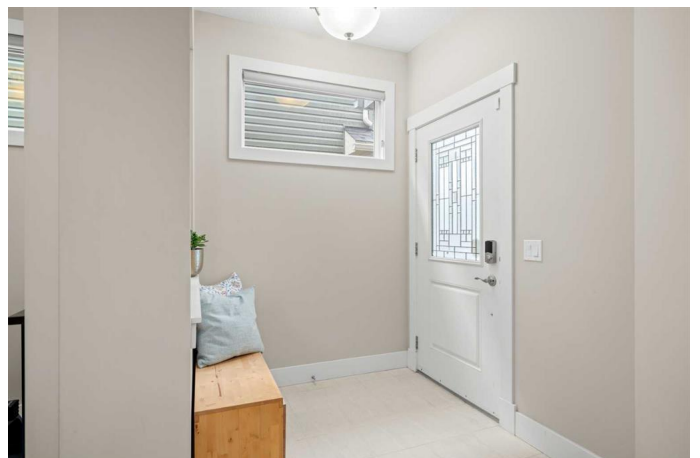
\$800,000

5 Bedroom, 4.00 Bathroom, 2,445 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

This beautiful and sophisticated home is EXCEPTIONALLY WELL MAINTAINED with a ton of UPGRADES, 4 ABOVE GRADE BEDROOMS plus a 5TH BEDROOM IN THE FINISHED BASEMENT, CENTRAL AIR CONDITIONING, a RADON MITIGATION SYSTEM and an OVERSIZED INSULATED DOUBLE ATTACHED GARAGE. There's nothing left to do but move right in! Numerous windows stream in seemingly endless NATURAL LIGHT illuminating the NEW HARDWOOD FLOORS and OPEN FLOOR PLAN. Show off your culinary prowess in the beautiful yet functional kitchen featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES with a NEW STOVE (2023), a plethora of rich cabinets, an expansive CENTRE ISLAND with seating and a handy WALK-THROUGH PANTRY for easy grocery unloading. The inviting living room promotes relaxation in front of the focal gas FIREPLACE while clear sightlines allow for unobstructed conversations between all of the main living spaces. Adjacently French doors off of the dining room lead to the back deck promoting a seamless indoor/outdoor lifestyle. This level is completed by a front FLEX ROOM for a home office or playroom and a privately tucked away powder room. Gather in the upper level BONUS ROOM for some downtime - this extra space is a great multipurpose room to enjoy hobbies while the kids play or watch a movie, read a book or enjoy some music. The bonus room separates



the primary from the other bedrooms for ultimate privacy. Retreat at the end of the day to the calming owner's sanctuary with ample space for KING-SIZED FURNITURE, a huge WALK-IN CLOSET and a LUXURIOUS ENSUITE featuring DUAL SINKS, a DEEP SOAKER TUB, an OVERSIZED SEPARATE SHOWER and an enclosed water closet. All 3 additional bedrooms are very spacious sharing the opulent 5-PIECE FAMILY BATHROOM with dual sinks. Laundry conveniently completes the level. The indulgent upgrades continue into the FINISHED BASEMENT with a large rec room providing a versatile space for a media area, games room, play space, hobbies, home gym and more. A 5TH BEDROOM and another full bathroom easily accommodate guests. Unwind or host summer barbeques on the patio with a gas line in the privately fenced yard. Teach the kids all about farm-to-table thanks to the lovely vegetable garden beds. Lots of grassy space remains for kids and pets to play. All this and an UNSURPASSABLE LOCATION close to schools, parks, the extensive pathway system that winds around the environmental reserve and Evanston Towne Centre's numerous shops and restaurants. Truly an exceptional location for this exquisite home that has it all!

Built in 2014

Essential Information

MLS® #	A2133785
Price	\$800,000
Sold Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,445
Acres	0.09

Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Evansfield Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Lawn, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 31st, 2024
Days on Market	10
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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