

\$888,888 - 248 Evansborough Way Nw, Calgary

MLS® #A2140904

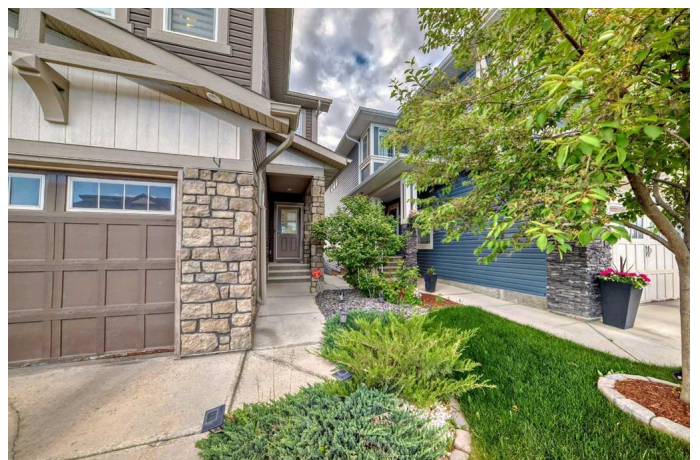
\$888,888

6 Bedroom, 5.00 Bathroom, 2,450 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to your new home, original owners, very well kept, nestled in the sought-after community of Evanston! This centrally air conditioned home boasts 6 bedrooms and 4.5 baths Over 3250 sq/ft including Non RMS which includes finished area in the basement. As you enter you will fall in love with a very practical plan that features spacious living room with fireplace and family/formal dining room on main floor 9'™ceiling, expansive window curtains. The kitchen has NEW High Quality stainless steel appliances, quartz countertops and a center island and flows into your dining room which is flooded in natural light and provides access to your back deck, Deck has new foldable pergola installed last year, New upgraded lights done on main floor, Venture further into the upper floor and discover a versatile centrally located BONUS ROOM, poised to accommodate your unique lifestyle needs. Accompanying the master retreat with his/her walk in closets and 5 PC Ensuite. 2nd bedroom has its own attached bathroom and walk in closet makes it 2nd primary bedroom. Two additional decent size bedrooms, each thoughtfully appointed to offer privacy and comfort. Bathed in natural light, 3rd 4 pc bathroom is dedicated to these two bedrooms. Fully finished basement 9 feet ceiling (illegal Suite) developed with permits just a year ago, Two bedrooms, living room all with egress windows, full kitchen with quartz counter tops and stainless steel appliances, (illegal suite) full washroom and separate



entrance, separate laundry connections ready.

Evanston is more than just a neighborhood; it's a vibrant community filled with friendly faces and endless opportunities for adventure. A great community to raise your family ,close to school, park, playground, shopping and other amenities. Easy access to major roads.

3D TOUR AVAILABLE

Built in 2015

Essential Information

MLS® #	A2140904
Price	\$888,888
Sold Price	\$880,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,450
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	248 Evansborough Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0N9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Kitchen Island, No A
Appliances	Quartz Counters, See Remar
Heating	Central Air Conditioner, Di
Cooling	Control(s), Gas Range, M
Fireplace	Remarks, Washer, Window C
# of Fireplaces	Fireplace(s), Forced Air, Natu
Fireplaces	Central Air
Has Basement	Yes
Basement	Yes
	Separate/Exterior Entry, Finis

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Gazebo, Low Maintenance
Roof	Landscaped, Rectangular Lo
Construction	Asphalt Shingle
Foundation	Vinyl Siding, Wood Frame
	Poured Concrete



Additional Information

Date Listed	June 13th, 2024
Date Sold	July 1st, 2024
Days on Market	18
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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