

\$849,000 - 61 Evansview Manor Nw, Calgary

MLS® #A2144696

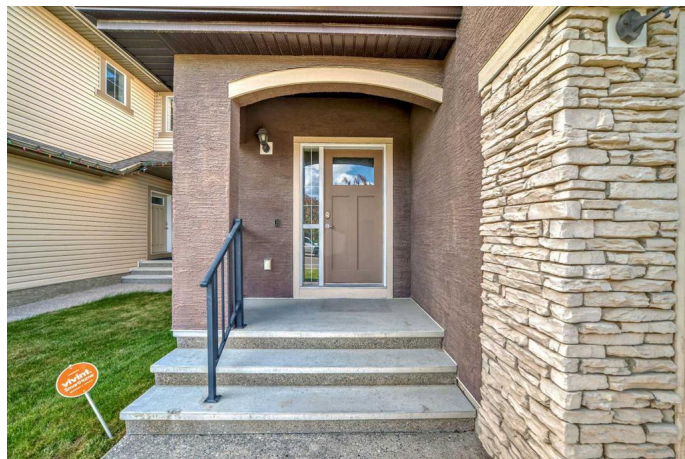
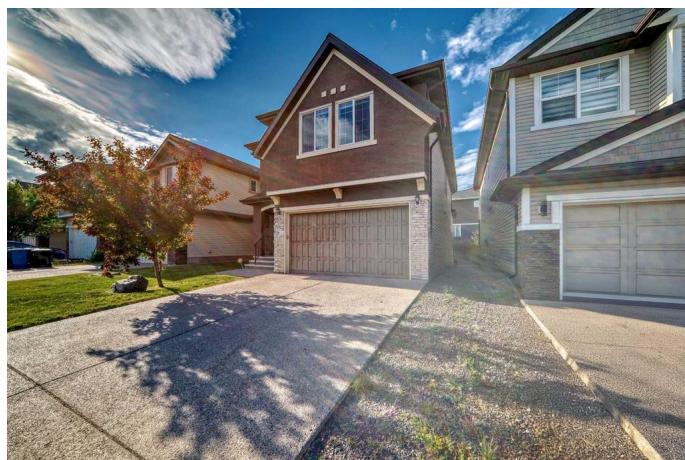
\$849,000

4 Bedroom, 3.00 Bathroom, 2,688 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 61 Evansview Manor NW, a spectacular single-family home located on a tranquil street in the quiet and highly exclusive and desirable community of Evansview in Evanston in Northwest Calgary, Alberta. This 2013-built gem is a chef's dream kitchen equipped with top-of-the-line KitchenAid stainless steel appliances, including a fridge with built-in ice maker and filtered water, built-in microwave, dishwasher, gas stovetop, and built-in wall electric oven. The sleek wine/beverage cooler and walk-in pantry enhance the functionality, while the bright light-coloured cabinets and granite countertops add a touch of elegance. The expansive kitchen island with plenty of storage space is perfect for meal preparation and entertaining, seamlessly flowing into the large dining area illuminated by stunning crystal chandeliers. The main floor features gleaming hardwood and stylish tile flooring, complemented by numerous large windows that flood the space with natural light. The living room boasts soaring 14-foot ceilings and a charming gas fireplace, creating a cozy yet impressive ambiance. Crystal chandeliers and upgraded light fixtures throughout the home add sophistication, while freshly painted interiors enhance the modern look. Retreat to the spacious primary suite, complete with a luxurious walk-in closet and an ensuite bathroom featuring a large tiled shower with a seating area. The bonus room above the garage offers added flexibility, while the large



mudroom provides ample storage space. Outside, the durable vinyl siding with front stucco and stone accents, along with a well-maintained asphalt roof, ensure lasting quality. The attached 2-car garage with an exposed driveway offers convenience, while the private, fenced backyard with a beautiful deck and BBQ gas line provides an ideal outdoor retreat. The built-in sprinkler system makes lawn care a breeze. The unfinished basement offers endless potential for customization, allowing you to create a space tailored to your preferences. The main floor office is perfect for working from home, and the new tankless water heater, installed just 2 years ago, ensures efficient and reliable hot water. The convenient upper floor laundry room includes a Samsung washer and dryer. Nestled in the family-friendly neighborhood of Evansview in Evanston, this home is within walking distance of 3 schools, with a new middle school currently being built. Enjoy the convenience of nearby shopping centers, picturesque walkways, and beautiful parks. Don't miss the chance to own this exceptional property in a prime location. Schedule a viewing today and envision your future in this wonderful home. (29243041)

Built in 2013

Essential Information

MLS® #	A2144696
Price	\$849,000
Sold Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,688
Acres	0.09

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	61 Evansview Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Smart Home, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Electric Range, Built-In Gas Range, Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Garburator, Gas Cooktop, Gas Oven, Gas Range, Gas Stove
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame

Foundation Slab

Additional Information

Date Listed June 26th, 2024
Date Sold July 26th, 2024
Days on Market 29
Zoning R-1s
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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