

\$749,900 - 131 Evansborough Common Nw, Calgary

MLS® #A2150543

\$749,900

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Discover this stunning 2 Storey Home featuring 3+1 Bedrooms and 3.5 Bathrooms, offering 2,825 sq. ft. of beautifully developed living space in the desirable community of Evanston!

| Sunny East facing Front Exposure and West Backyard

| Hardwood floors & 9 feet high Ceilings on the Main Level

| Granite Countertops in Kitchen & Baths

| Open Staircase

| 9.8 feet Vaulted Ceiling with Skylight in the Upper Level

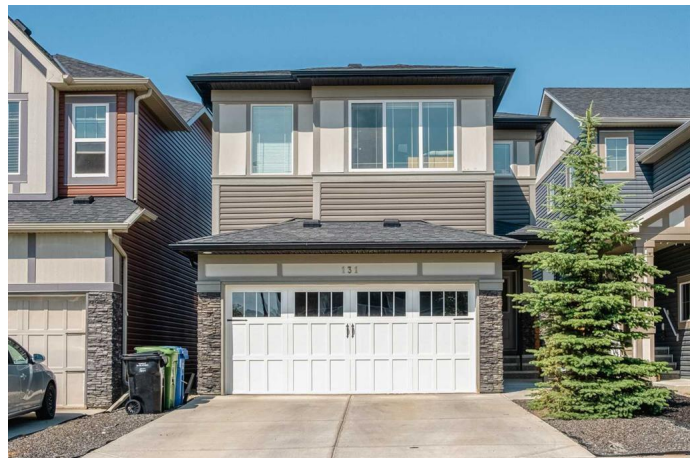
| A/C Home

| Double Attached & Insulated Garage

| Low maintenance Front Yard

| ***CHECK OUT THE 3D VIRTUAL TOUR***|

Welcome to this upgraded home! As you walk in, you'll be welcomed by 9-foot ceilings and an inviting Foyer complete with a built-in bench. Gleaming Hardwood floors throughout the Living room, Dining room, and Kitchen. The spacious Living room boasts a cozy gas fireplace and seamlessly connects to the Dining area. Natural light floods the Dining room, which provides access to the Deck with a gas hookup, perfect for outdoor entertaining. The gourmet Kitchen is a chef's dream, equipped with stainless steel appliances, a gas stove, built-in oven, a center island with granite countertops, an eating bar & wine rack, a stylish backsplash, and a walk-through



pantry. A convenient half bath completes this level. Ascending the open staircase, a Skylight illuminates the space. The Bonus room features a Vaulted ceiling and offers ample room for family gatherings. The Master Bedroom also boasts high vaulted ceilings, a generous walk-in closet, and a luxurious 5 pc ensuite with double vanity and soaking tub. Two additional spacious Bedrooms, each with walk-in closets, a Laundry room with a sink, and a 4 pc Bathroom complete this floor. The fully finished Basement is perfect for entertainment, featuring a large Rec room with a Wet bar, a 4th Bedroom, a full Bath, and plenty of storage space. Enjoy outdoor activities within your fully fenced and landscaped Backyard, which includes a magnificent Tree House Playground where your children can spend countless hours playing outside. This home is conveniently located near playgrounds, parks with scenic walking trails, bus stops for convenient travel accommodations, Our Lady of Grace School, and St. Josephine Bakhita School. Don't Miss the opportunity to own this wonderful home!

Built in 2014

Essential Information

MLS® #	A2150543
Price	\$749,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	131 Evansborough Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0N8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 9th, 2024
Days on Market	22

Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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