

# \$759,000 - 87 Evansview Point Nw, Calgary

MLS® #A2151234

**\$759,000**

4 Bedroom, 4.00 Bathroom, 1,997 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Discover your new sanctuary in this impeccably crafted home nestled in a serene cul-de-sac! Boasting 3 bedrooms plus a bonus room upstairs. Master bedroom has a luxurious 5-piece master ensuite, electric toilet seat ready, with a walk-in closet, two additional large size bedrooms with a closet for kids and family members with a guest 4 pc washroom. Moreover, you will have a large bonus room looking out to the valley. A fully finished basement by the builder with one additional bedroom, rec room and 4 pc washroom which fully boost family living and entertainment area. Enjoy the convenience of brand new kitchen appliances throughout., (2023) air conditioning, (2022) water softener. 9' ceiling and high rare find high ceiling garage. Adjacent to a scenic ridge walk, and within walking-zone distance to multiple schools and shopping center. This residence sits on a large pie-shaped lot with a sunny backyard throughout the day, ideal for outdoor activities. The well-loved backyard patio with flower beds is perfect for you to develop your own garden, entertaining or relaxing. In the garage, a whole set of professionally installed Proslat organizing system is in place, this system could hold up to lots of equipment of your choice like bike, ski, golf, additional top shelf for tires and other storage. This will be your best hobby organizer. This home offers both comfort and style, promising a lifestyle of ease and enjoyment.



Built in 2014

## Essential Information

MLS® #	A2151234
Price	\$759,000
Sold Price	\$753,380
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	87 Evansview Point Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0J6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 19th, 2024
Date Sold	August 24th, 2024
Days on Market	36
Zoning	R-1
HOA Fees	0.00

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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