

\$699,900 - 18 Evansford Grove Nw, Calgary

MLS® #A2163531

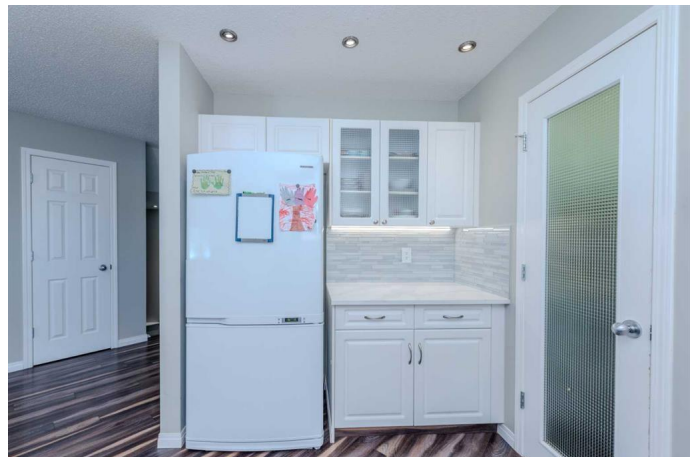
\$699,900

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

SEPTEMBER 14TH AND 15TH, OPEN HOUSE SATURDAY 2 PM TO 4PM AND SUNDAY 11 AM TO 2 PM. Price to sell- Call your realtor now for booking the showing. This fantastic south facing home is ideally located backing onto a green space on a quiet street in the family-oriented community of Evanston. Walking distance to Evanston Towne Centre shops and restaurants, parks, schools and extensive pathways around the environmental reserve. Central Air-conditioning, central humidifier, newer flooring throughout, central vacuum, water softener, water purifier, built in surround sound system in the ceiling are among some of the features that this stunning home offers.. Beautifully upgraded and stylishly decorated, you will want to move right in. The open concept main floor has been designed with both style and function in mind and is the perfect layout for any busy family. Cooking will be a breeze in the elegant finished neutral kitchen with an abundance of white cabinets, pantry for extra storage, under counter lights, touch faucet, instant hot water and large breakfast bar overlooking the living room. Relax in front of the enticing stone encased fireplace in the inviting living room. Plenty of room for



family meals and entertaining is found in the elegant dining room or host casual barbeques on the adjacent deck or lower patio privately nestled amongst mature landscaping and endless greenspace providing tons of additional play space for the kids and easy dog walks. 3 bedrooms on the upper level are all spacious and bathed in sunshine including the master oasis and indulgent ensuite that boasts dual sinks and a deep soaker tub for a soothing dip after a long day. The basement has been fully finished in the same sophisticated style as the rest of the home and is the ultimate unwind destination in the large rec room with loads of additional room for a gym, office or play area. 4th bedroom and full heated floor bathroom are also on this level. This extraordinary home bestows a ton of gorgeously updated space and an unsurpassable, family-friendly location!

Built in 2006

Essential Information

MLS® #	A2163531
Price	\$699,900
Sold Price	\$692,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	18 Evansford Grove Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 21st, 2024
Days on Market	15

Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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