

\$650,000 - 65 Evansdale Landing Nw, Calgary

MLS® #A2164055

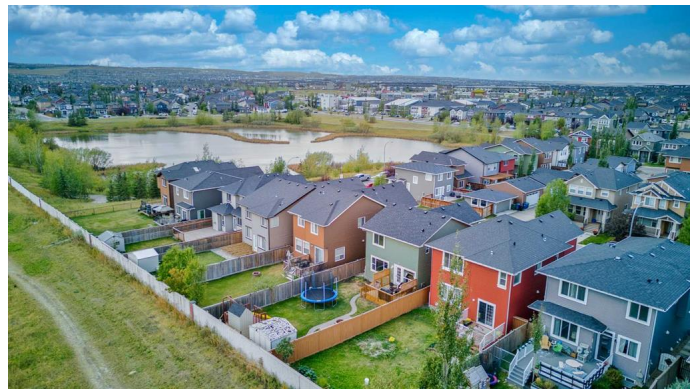
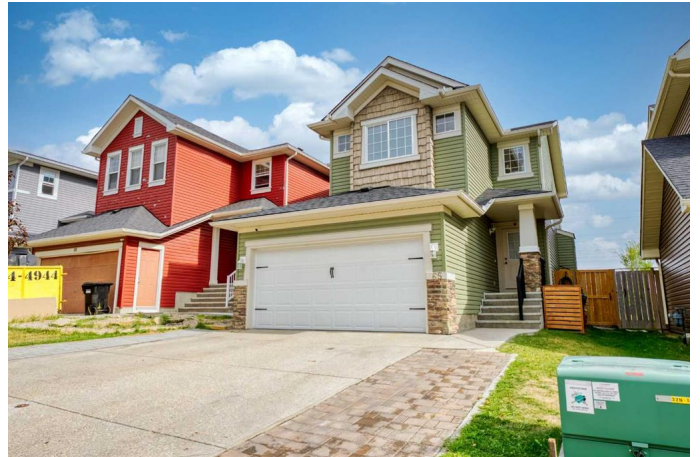
\$650,000

4 Bedroom, 4.00 Bathroom, 1,602 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

MOVE-IN READY home in the highly desirable community of Evanston BACKING ONTO GREENSPACE with a BIG BACKYARD | GRANITE COUNTERTOPS | NEWER STAINLESS STEEL APPLIANCES | HARDWOOD FLOORS | CENTRAL VACUUM SYSTEM | FINISHED BASEMENT | UPPER LEVEL BONUS ROOM | NO BACK NEIGHBOURS | HEATED GARAGE | BRAND NEW ROOF | OUTSTANDING LOCATION CLOSE TO EVERYTHING! Beautiful, move-in ready home fully finished and loaded with upgrades! Numerous windows stream in seemingly endless natural light illuminating the hardwood floors and open floor plan. Show off your culinary prowess in the stylish kitchen featuring granite countertops, newer stainless steel appliances, a walk-in pantry and a raised breakfast bar to casually gather. The inviting living room promotes relaxation in front of the focal gas fireplace while clear sightlines allow for unobstructed conversations between all of the main living spaces. Adjacently, the dining room has ample space for family meals and entertaining plus access to the back deck promoting a seamless indoor/outdoor lifestyle. This level is completed by a privately tucked away powder room. Gather in the upper level vaulted bonus room for some downtime - this extra space is a great multipurpose room to enjoy hobbies while the kids play or watch a movie, read a book or enjoy some music. Retreat at the end of the day to the calming owner's sanctuary with ample space for



king-sized furniture, a large walk-in closet and a private 4-piece ensuite. Both additional bedrooms are spacious and bright with easy access to the 4-piece shared bathroom. The same functional yet beautiful design continues into the professionally finished basement with a large rec room providing a versatile space for a media area, games room, play space, a home gym and more. A 4th bedroom and another full bathroom easily accommodate guests. Unwind or host summer barbeques on the expansive deck in the sunny SE-facing backyard with no back neighbours for ultimate privacy! Loads of grassy play space for kids and pets too! And the cherry on top is the heated double attached garage! All this plus an unsurpassable location close to schools, parks, the extensive pathway system that winds around the environmental reserve and Evanston Towne Centre's numerous shops and restaurants. Truly an exceptional location for this wonderful home that has it all!

Built in 2009

Essential Information

MLS® #	A2164055
Price	\$650,000
Sold Price	\$649,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	65 Evansdale Landing Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.