

# \$829,900 - 55 Evansfield Rise Nw, Calgary

MLS® #A2165118

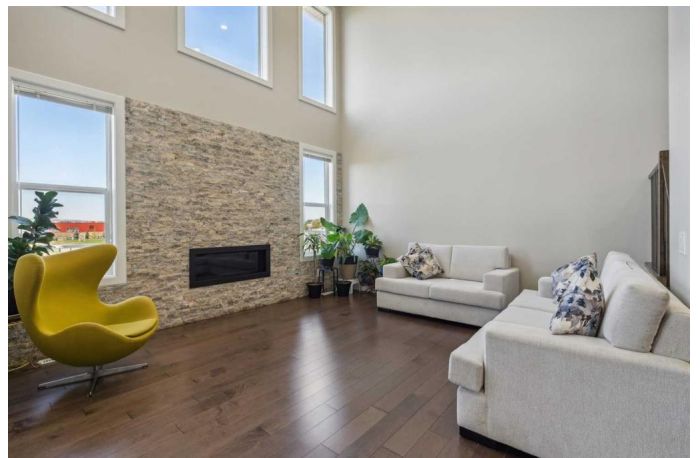
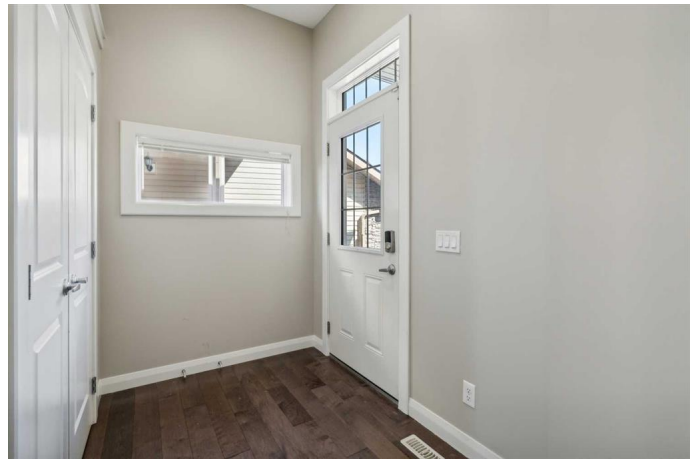
**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Please put this on your Must See List, as homes in this area rarely become available! Offering a very Spacious Layout and High End Finishing Detail, Backing West onto an Open Field, and Privacy Plus, this 2 Storey Home displays Pride of Ownership! The main floor has room to move starting in the Gourmet Kitchen that is ideal for big family gatherings! The upper level offers 3 spacious Bedrooms plus Bonus Room. There is 2,179 sq. ft. of beautifully developed living space! Click through the pictures to see the floor plan and quality interior finishing detail! Sunny East facing Front Exposure and Warm West Backyard, with Hardwood Floors & 9' high Ceilings on the Main Level. Granite Countertops in the Spacious Kitchen & Bathrooms. The main floor open layout has an L-Shaped Kitchen looking onto the Dining area, and the Open to Above back Living Room that has a feature wall and gas fireplace. With Stainless Steel Appliances including an Electric Range, Fridge, Built In Dishwasher, OTR Microwave with Hood Fan, and large Island this is your family gathering spot! Also a Walk Through Pantry leading to the Mudroom and Laundry area. Pack away your groceries quickly and easily! Plus a 2 pce bathroom. Large doors and windows on the back of the home help to provide plenty of daylight and open views! The upper level has 3 bedrooms plus bonus room, with the Primary Bedroom featuring an ensuite spa bathroom with dual sinks, long soaker tub and large



separate shower. Plus the 4 pce main bathroom. The basement is awaiting your personal tastes for development. Enjoy the large west backing deck and patio, designed for BBQ and fun times! Fully Fenced, and with a front double attached garage that is insulated and drywalled. And also a Water Purifier and Water Softener installed! The community features more than 6.3 kilometres of pathways that wind through 16 community parks and seven playgrounds. Situated atop Evanston is the master-planned community of EvansRidge, 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. Close to Stony Trail, you have quick access all around Calgary including the airport, downtown, and west to the Rockies! Don't Miss the opportunity to own this wonderful home!

Built in 2014

### Essential Information

MLS® #	A2165118
Price	\$829,900
Sold Price	\$818,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	55 Evansfield Rise Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Tile Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, None, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	September 12th, 2024
Date Sold	October 4th, 2024
Days on Market	22
Zoning	R-1N
HOA Fees	0.00

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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