

\$850,000 - 40 Evansfield Place Nw, Calgary

MLS® #A2165345

\$850,000

4 Bedroom, 4.00 Bathroom, 2,315 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

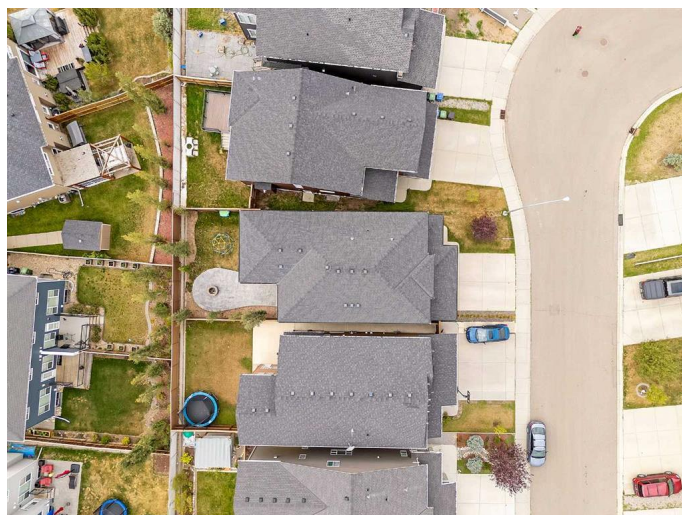
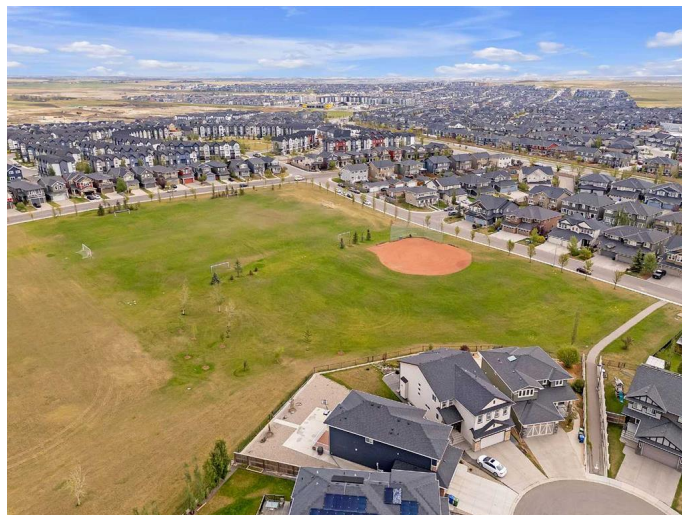
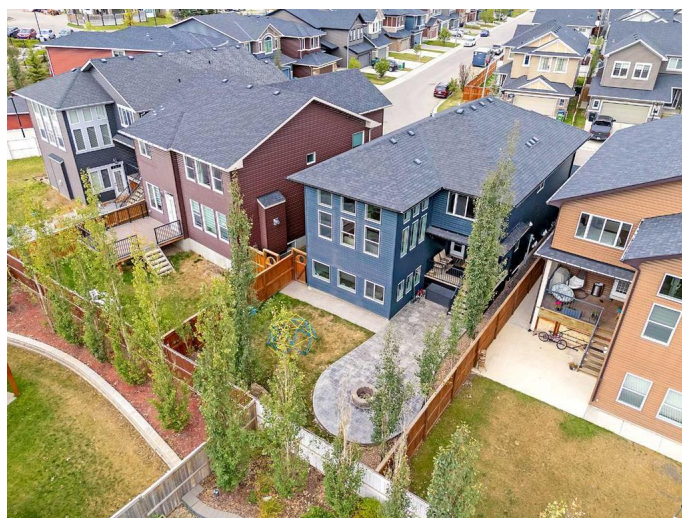
Welcome to your dream home in the heart of Evanston! This stunning five-level-split, four-bedroom family home is the perfect blend of luxury, functionality, and space.

Thoughtfully designed with high-end finishes and numerous upgrades, this home offers everything your family needs – and more.

Step into the open-concept kitchen and dining area, complete with granite countertops, custom millwork, and high-end appliances, ideal for hosting family and friends. A large walk-through pantry and main floor laundry add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while two gas fireplaces on different levels create a cozy ambiance throughout the home.

The lower levels are just as impressive, with a basement that already features a bedroom, full bathroom, living room, and a kitchen area – complete with granite counters. With a few simple additions, this space could easily become a full secondary suite. It's perfectly suited for extended family or as a potential rental with its separate entrance possibility, no need to cut into the foundation.

The entertainment features of this home are unrivaled. Whether you're hosting a cozy gathering or a lively party, you'll love the onyx bar with its restaurant-grade ice maker, two bar fridges, and custom glass shelving.



The home theatre system, complete with built-in speakers and a subwoofer, ensures a cinematic experience right in your own home. Plus, with four independent speaker zones, everyone in the family can enjoy their own music wherever they are in the house.

Retreat to the spacious master suite, where you can relax in the soaker tub or enjoy the convenience of dual vanities. The upper-level bedrooms are perfect for kids, featuring blackout blinds for a restful night’s sleep.

Outside, the professionally landscaped yard is your personal oasis. Enjoy evenings around the built-in fire pit on the massive stamped concrete pad, or fire up the barbecue on the deck with its built-in gas line. Additional exterior features include custom metal skirting around the deck with lockable storage doors and a side path of exposed aggregate leading to the backyard.

This home is nestled in a quiet cul-de-sac, surrounded by schools, parks, green spaces, and all the amenities your family needs. With over 3,227 sq. ft. of living space, this is truly the perfect family home, offering both luxury and practicality. Don’t miss out—schedule a viewing today!

Built in 2013

Essential Information

MLS® #	A2165345
Price	\$850,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,315

Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	40 Evansfield Place Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	November 7th, 2024
Days on Market	56
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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