

24 Evanscove Heights NW Calgary, Alberta

MLS # A2226089



\$689,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Well-maintained 2-storey home, ideally located on a quiet street in the sought-after community of Evanston. Step inside to discover an inviting open-concept main floor featuring a dedicated flex room/home office, a cozy living room with a tile-faced gas fireplace, and a spacious kitchen with a breakfast bar. The Patio doors lead to a north-facing deck and a large backyard. A 2-piece powder room and convenient main-floor laundry with a front-load washer/dryer complete the level. Upstairs features a generous bonus room, two well-sized bedrooms, a full 4-piece bath, and a large primary suite with a walk-in closet and a 4-piece ensuite, including a deep soaker tub and separate shower. Additional features include a fully insulated double attached garage, with newly installed sliding, roofs and soft metal. Family-friendly neighbourhood with schools, parks, walking paths, and convenient access to shopping and major routes such as Stoney and Deerfoot Trail.