

87 Evanswood Circle NW
Calgary, Alberta

MLS # A2289611



\$719,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,949 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Garden Shed, BBQ, Hot Tub, Patio Furniture, Gazebo, Dishwasher in Basement, Electric Fire Place in Basement, Shelves in Basement and Garage

Beautiful 2 storey house with double attached garage. Perfect family home. 4 bedrooms in total, 3 & 1/2 bathrooms. Extremely clean and very well maintained. Main floor features gourmet kitchen with upgraded appliances and granite counter tops, spacious living room with stone fireplace, good size dining room with patio door leading to a large deck on sunny west backyard. Big master bedroom upstairs with elegant ensuite bathroom, 2 good size kids room, main bathroom, bonus room and upstairs laundry room. Professionally finished basement with large family room, wet bar, additional bedroom and full bathroom. A lot of upgrades in this lovely home like big windows for brightness, 9 foot ceiling, new roof (2025), newer (2022) hot water tank, new toilets, new smoke detectors, new exterior paint, newly painted deck. Big pie shaped backyard with a nice landscaping. Perfect location on a quiet and safe street, walking distance to shopping plaza, schools and parks.