

**38 Evansfield Terrace NW**  
**Calgary, Alberta**

**MLS # A2308273**



**\$833,800**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,523 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Beautifully maintained family home in the desirable community of Evanston, offering over 3,375 sq ft of developed living space, 3+1 Beds, 3.5 Baths, dual A/C units, and an impressive low-maintenance backyard featuring a huge 2-tier Deck and Patio. Located steps from a Playground and Soccer Field, and only a short walk to Evanston Towne Centre. This home combines space, functionality, and convenience for growing families. Step inside to a bright and welcoming Main level featuring 9-ft ceilings, gleaming hardwood flooring, and excellent natural light throughout the open-concept layout. The spacious Living Room is anchored by a stone-faced gas Fireplace and large East-facing windows overlooking the backyard. The adjacent Dining Room is perfect for your day to day meals or entertaining with friends, The Dining Room offers direct access to the massive private 2-tier Deck finished with deck tiles &mdash;perfect for summer BBQs, outdoor entertaining, or relaxing morning coffee. The well-appointed Kitchen is designed for both everyday living and entertaining, featuring granite countertops, large center island with an extended Breakfast Bar, full-height cabinetry, stainless steel KitchenAid appliances including built-in Microwave and Oven, chimney Hood Fan, Refrigerator, and an abundance of cabinet and counter space. The main level finished with a good-sized Den. On the Upper level, the oversized Bonus Room provides exceptional flexibility for family living, a media area, or children&rsquo;s play space. The spacious Primary Bedroom features a large walk-in closet and a well-appointed 5-piece Ensuite with quartz countertops, double vanity, soaker tub, and separate shower. Two additional Bedrooms are both generously sized and each include their own walk-in closet. A 4-piece Bathroom and an oversized Laundry Room with additional

storage complete this level. The fully developed Builder-Finished Basement offers impressive additional living space with 8' ceilings, a massive Recreation Room, a large Bedroom with walk-in closet, and a 4-piece Bathroom—ideal for guests, teenagers, or multi-generational living. Additional highlights include dual Furnaces, dual A/C units for improved comfort and efficiency, Attached Double Garage offering comfortable space for parking and seasonal storage, quartz countertops in all Bathrooms, low-maintenance backyard landscaping, New Roof Shingles, some new Siding, and new Gutters. Enjoy this prime Evanston location close to parks, walking paths, schools, shopping, restaurants, playgrounds, and major road access including Stoney Trail, Deerfoot Trail, and Symons Valley Parkway. This spacious move-in-ready home offers outstanding value in one of NW Calgary's most family-friendly communities. Book your private showing today.