

189 Evansridge View NW Calgary, Alberta

MLS # A2342446



\$899,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	None		

Welcome to 189 Evansridge View NW in Evanston! This impressive two-storey offers nearly 3,700 sq ft of total finished living space, including 2,673.81 sq ft above grade and a fully finished basement, all situated on a 448 sq m lot. Central air conditioning keeps the home comfortable through the warmer months. Recent updates include a new roof, new gutters and a new garage door. The main floor features a spacious kitchen with natural quartz counters, large island, gas stove and walk-in pantry, flowing into the dining and living areas with a cozy gas fireplace. A private office, mudroom and 2-piece bath complete the level. Upstairs, the spacious primary retreat offers a 5-piece ensuite and walk-in closet, along with two additional bedrooms, a 4-piece bath, large bonus room, den and upper laundry. The fully finished basement is perfect for entertaining, featuring a dedicated home theatre with projector, screen and integrated audio, spacious recreation room, fourth bedroom and 4-piece bathroom. Additional features include a water softener that comes with the home, centralized vacuum system, and Sonos sound system with built-in speakers. Complete with an attached double garage, fenced and landscaped yard, and close proximity to schools, parks, shopping and pathways. Offered at \$899,900. Book your private showing today and experience this exceptional Evanston home for yourself!