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114 Evansdale Link NW
Calgary, Alberta

MLS # A2343696

$589,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Breakfast Bar, See Remarks		

Inclusions: None

Welcome to this bright and beautifully refreshed detached home in the community of Evanston! Upon entering, a tile foyer sets a warm and welcoming tone, leading into an open concept main floor where large windows on every side allow an abundance of natural sunlight to fill the home throughout the day. The kitchen seamlessly flows into the dining area and living room, creating a cohesive space for family meals and entertaining guests. The combination of rich wood cabinetry, a stylish tile backsplash, stainless-steel appliances and a pull-down faucet creates a visually appealing and functional kitchen. The living room features a cozy gas fireplace with a classic wood mantel, which makes the space feel warm and inviting in every season. The main floor den, with its oversized window, provides a flexible space for a home office or play area, and a convenient half bath completes the main level. This home has been thoughtfully updated, with fresh paint applied throughout to give every room a clean, bright and modern look. The kitchen features a brand-new stainless-steel electric stove and hood fan. The roof was newly replaced (May 2026), the hot water tank was installed (July 2026), and a brand-new double garage was built (September 2026). Upstairs, the primary bedroom is a true retreat, with generous space for a king-size bed and additional furniture, along with a spacious walk-in closet and a private full ensuite. Two more well-sized bedrooms and a second full bathroom make the upper level ideal for a growing family. A sunny loft at the top of the stairs adds even more flexibility. It makes a cozy reading lounge, with room for a comfortable sofa and a coffee table, and it also works well as a home office, yoga corner, play area or homework space. The unfinished basement is full of potential and ready for a future recreation room, home gym or additional bedroom.

The new double garage provides secure parking and extra storage, adding to the everyday convenience of the home. The east-facing backyard offers a pleasant outdoor space with morning sunshine and afternoon shade, perfect for relaxing, gardening or enjoying summer evenings. The location of this home offers easy access to a variety of amenities, including parks, pond, playgrounds, walking and biking pathways, shopping centers, restaurants, schools and transit. Evanston Towne Centre is close by for groceries and daily services, and Stoney Trail and Symons Valley Road are only minutes away, providing quick access to Deerfoot Trail, the airport and the rest of the city. Book your appointment to view today!

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