



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

122 Evanscove Circle NW
Calgary, Alberta

MLS # A2229145



\$865,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shape		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Post & Beam, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

Welcome to this breath-taking two-story home exquisitely renovated in this beautiful coveted community of Evanston NW, Calgary, with over 3001 Sq Ft of living space. The main level on entry glows with a great open ambiance with abundant light and windows. The main floor also features brand new flooring along with kitchen having all brand new stainless steel appliances that comes with a backsplash that radiates beauty with Blanco granite countertop. Also you have an extended living room space to host guest or large family gatherings. Did I mention that the home comes with a Central Air Conditioner for those hot Summer. Upstairs you have four generously sized bedrooms and as well as a special bonus room. The master bedroom is very spacious and comes with its own Electric fireplace and features a bathroom with a beautiful bathtub and with a separate standing shower and double vanity. The newly fully developed LEGAL SUITED BASEMENT comes with a separate side entry with all kitchen stainless steel appliances. This would be your Mortgage Payments Helper. Outside the home is a large beautiful deck with a gas line for barbecue. The home had it's roof shingles, Sidings, Gutter and Downspouts all replaced in October 2024. The home is located near top rated schools including Kenneth D. Taylor and a brand New middle school currently being built near Evansford drive. Furnace, Vents, Dryer vents and fire place were professionally cleaned July 2024. Home is vacant for your quick possession .This will not last long call your favorite realtor today!