



GRASSROOTS
REALTY GROUP

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57 Evansridge Circle NW
Calgary, Alberta

MLS # A2230601



\$599,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this beautifully cared-for 3-bedroom, 2.5-bath detached home, ideally situated in a vibrant, family-friendly neighborhood close to shopping, top-rated schools, parks, and scenic walking paths. This home combines thoughtful design with timeless finishes, offering comfort and functionality throughout. Step inside to a bright and open main floor featuring rich hardwood floors, granite countertops, shaker-style cabinetry, and a natural gas oven. The spacious kitchen includes a central island with an undermount sink and flows seamlessly into the dining and living areas—perfect for both everyday living and entertaining. Just off the kitchen, you'll find a convenient 2-piece bath, adding extra functionality for guests and daily living. Upstairs, the generously sized primary bedroom includes a private 4-piece ensuite, while two additional bedrooms share another full 4-piece bathroom accessed from the hallway. The fully developed basement offers a flexible recreation area, ideal as a workout zone, media space, or playroom. A well-equipped laundry area includes a washer/dryer, cabinetry for storage, and a utility sink. A built-in central vacuum system adds everyday convenience. Step outside to enjoy the sunny, south-facing backyard and host gatherings on the expansive rear deck—perfect for summer evenings. Completing this exceptional property is a 20x20 double detached garage with convenient back alley access, offering ample room for parking, storage, or a workshop setup. This move-in-ready home is in excellent condition and offers a rare combination of location, quality, and lifestyle. Don't miss out!