



**GRASSROOTS**  
REALTY GROUP

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

**37 Evansfield Terrace NW**  
**Calgary, Alberta**

**MLS # A2238134**



**\$849,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,598 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities		
<b>Inclusions:</b>	NA		

Welcome to this Beautiful and a stunning NuVista Home in Evanston NW! This exquisite residence sits on a spacious wide lot, the residents can enjoy the luxury of space and minutes away from the convenience of amenities. Enjoy breathtaking views of the Rocky Mountains and vivid prairie-sky sunsets in a peaceful rural-inspired setting. This home boasts a sophisticated and stylish layout, thoughtfully designed for comfortable family living. An elevated sense of serenity awaits with 9' ceilings on the main floor, a stunning chef-inspired kitchen with Gas stove, SS appliances, Granite countertops, island and a gorgeous open floor plan design in the great Living room. Added benefits of an Office space with French door and full bathroom complete the main floor. great nook area. Head upstairs to enjoy the much-needed Bonus room, Three generously sized bedrooms all with walk-in closets, A luxurious primary suite completes with a spa-inspired ensuite and a large walk-in closet. Enjoy summer on the deck in the fully fenced backyard with a children's play structure and garden/storage shed (built April 2025). Perks include a Double attached garage (23'7" x 20'2") for added storage and convenience and for those snowy Calgary winters. There is a fully developed Basement with a massive sized bedroom, Den and a Recreation area for your family gatherings, along with a full washroom and a stylish custom dry bar adds a touch of elegance. Brand new roof and Sidings were replaced in March (2025), there is a central air conditioning for summer comfort, and there is a sink garburator. The house is close to St. Josephine Bakhita School, Our Lady of Grace School, steps from parks, playgrounds, Evans Wood Circle Baseball Diamond, Fresh Co Evanston, Shoppers Drug Mart, Tim Hortons, and more..! It's close to Stoney trail ring road,

Deerfoot trail, cross iron mills, new horizon mall and Calgary international airport. Don&rsquo;t miss the opportunity to own this exceptional home that blends elegance, comfort, and convenience.