



**GRASSROOTS**  
REALTY GROUP

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**135 Evansfield Rise NW**  
**Calgary, Alberta**

**MLS # A2241790**



**\$749,800**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,066 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** None

Located on a quiet street in Evanston, this immaculate 3-bedroom home shows exceptional pride of ownership. From the moment you step into the sleek, spacious front foyer with its convenient closet, you're welcomed by soaring ceilings and an impressive open-to-above layout. The wide-open kitchen makes preparing family meals a breeze, featuring a large island with a farmhouse sink, stainless steel appliances including a 6-burner gas cooktop, built-in oven and microwave, and a high-end refrigerator. Just off the kitchen, the generous dining nook includes sliding doors that open to a large, private covered deck overlooking a sunny west-facing backyard. Adjacent to the kitchen and nook is the inviting family room, complete with a two-storey vaulted ceiling and a sleek modern fireplace—an ideal space to unwind after dinner. The main floor also features convenient laundry, a walk-through pantry, and a stylish 2-piece powder room. Upstairs, the hallway overlooks the main level and leads to a luxurious primary bedroom with a walk-in closet and spa-like 5-piece en-suite. Two additional good-sized bedrooms and a cozy central bonus room provide a perfect space for the family to wind down. All upper-level carpets have been replaced within the last 5 years. The undeveloped basement awaits your future plans—whether it's additional living space, a kids' playroom, or a man cave. Recent upgrades include brand new shingles and recently replaced siding, adding long-term value and curb appeal. This is a very well-maintained home, just minutes from schools, parks, shopping plazas, and with quick access to Stoney Trail (5 minutes), Calgary International Airport (15 minutes), and downtown (25 minutes). A rare opportunity to own such a cared-for property on this quiet street. Book your showing today!

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