



GRASSROOTS
REALTY GROUP

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94 Evansfield Rise NW
Calgary, Alberta

MLS # A2242817



\$799,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,463 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

HUGE PRICE REDUCTION !!!!! Step into this beautifully upgraded home where comfort meets sophistication. Featuring 9-foot ceilings on the main floor and a breathtaking open-to-below staircase, this home impresses from the moment you walk in. Designer feature walls and high-end light fixtures add a touch of luxury throughout. The spacious main living area includes a grand fireplace mantle in the family room and flows into a chef-inspired kitchen equipped with stainless steel appliances, a massive center island with seating, rich espresso cabinetry, quartz countertops, and a decorative dome above the burner for added elegance. Upstairs, enjoy an oversized bonus room, a primary bedroom retreat with a cozy fireplace, and a spa-like 5-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. A study nook and a laundry room with sink add both convenience and function. The fully finished basement offers two additional bedrooms, a full bathroom with durable premium plastic paneling, and a spacious rec room — ideal for entertaining or extended family. Step outside to your composite wood deck, perfect for relaxing or hosting guests. Additional upgrades include a new roof, dual high-efficiency furnaces, and central air conditioning, ensuring year-round comfort and peace of mind. Ideally located near parks, walking paths, shopping, and public transit — this home checks every box.