



GRASSROOTS
REALTY GROUP

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65 Evansfield Manor NW
Calgary, Alberta

MLS # A2243451



\$784,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this very well cared for 3 bedroom air conditioned home located across from a beautiful park in Evanston. Main level features a bright open kitchen with an abundance of cabinetry, stainless steel appliances, ample counter space and large central island overlooking the dining area and main living room, all flooded with natural light and perfect for entertaining. Sliders off the dining room lead to the back deck and sunny South facing back yard. Tucked away is the 2 piece powder room, front mud room and garage access. The upper level has a large central bonus/family room, excellent space for relaxing and media, separating the two rear bedrooms and the large primary bedroom with park views. The primary is a nice retreat with a walk in closet, spa like five piece ensuite with soaker tub, double vanity and glass door shower. Additionally on the upper level is a 4 piece bathroom and convenient laundry room with sink. Location is paramount with quick access to all levels of schools, many parks and green spaces, shopping, restaurants and other amenities. This comfortable home is lightly lived in and shows pride of ownership.