



GRASSROOTS
REALTY GROUP

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37 Evansfield Terrace NW
Calgary, Alberta

MLS # A2244143



\$845,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,600 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully upgraded home in the sought-after community of Evanston, situated on a traditional 38-foot-wide lot and offering approximately 3,800 sq. ft. of fully developed living space. This property checks all the boxes—CENTRAL AIR CONDITIONING, sunny WEST-FACING backyard, main floor bedroom with FULL WASHROOM, and a fully finished basement. Upon entering, you're welcomed by a spacious foyer and rich maple hardwood floors throughout the main level. The gourmet kitchen features a gas stove, ample counter space for all your culinary needs, and a corner pantry that can easily be converted into a walk-through pantry. The main floor also includes a full bathroom and a versatile bedroom—perfect for guests or multi-generational living. Upstairs, a large bonus room with west-facing windows provides the ideal setting for family movie nights. The spacious primary suite offers a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes two more bedrooms and a generous recreation area—ideal for a home theatre, gym, or playroom. Located in Evanston, a vibrant and family-oriented NW Calgary community, this home offers easy access to major routes like Stoney Trail, top-rated public and Catholic schools (including a new middle school opening soon), parks, walking paths, and shopping centers. Roof and sidings were replaced in 2024. Don't miss this exceptional opportunity—book your private viewing today!

Open House Sunday, 03-Aug-25 01:00 pm - 03:00 pm