



GRASSROOTS
REALTY GROUP

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101 Evansfield Way NW
Calgary, Alberta

MLS # A2255252



\$897,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Stunning Open-Concept 5-Bed, 4-Bath Home on a Spacious Pie Lot Backing Onto a Pathway ‐ Loaded with Upgrades! Welcome to this beautifully upgraded and meticulously maintained home, offering 5 bedrooms, 4 bathrooms, and a perfect blend of functionality, style, and comfort. Situated on a large pie-shaped lot backing onto a scenic walking pathway, this home is ideal for families who love space, luxury, and outdoor living. Featuring soaring 10-foot ceilings on the main floor and 10+ foot ceilings upstairs, this open-concept home is flooded with natural light and offers a spacious, elegant feel throughout. Key Features: Bright and open floor plan, ideal for entertaining Cozy three-way fireplace serving multiple living areas Industrial-strength hood fan for serious home chefs Dedicated main-floor shoe closet for added convenience Fully finished basement professionally developed by the builder, complete with rough-in for a future kitchen or wet bar Large concrete side pad and spacious patio area ‐ perfect for outdoor gatherings Beautiful professional landscaping that enhances curb appeal "x8"; professionally built shed for additional storage space Recent upgrades (2025): brand new A/C, roof, and siding Handy toe-kick vacuum system in the kitchen Located close to children"s parks, Christian and public schools This is a rare opportunity to own a spacious, upgraded home on one of the most desirable lots in the area. Whether you're hosting friends, raising a family, or simply enjoying peaceful evenings by the fire, this home has it all. Book your private showing today ‐ homes like this don"t come up often!